



**SPECIAL ACTS
AND
ORDINANCES
OF THE
TOWN OF WOODSTOCK**
Revised through March 24, 2016

This is the completed compilation of Special Acts and Ordinances of the Town of Woodstock, revised through the above date. The Ordinances that are currently in effect and have not been amended, have been printed in their entirety. Those Ordinances that have been amended by Special Town Meeting appear in this compilation in their amended form. The Ordinances that are no longer in effect are included in this publication by title only.

All Town Ordinances may be researched in the Town Meeting Minute books at the Town Hall during regular office hours.

Respectfully,

Judy E. Walberg
Town Clerk of Woodstock

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RESOLUTION ANNEXING A GORE OF LAND TO WOODSTOCK
PASSED: OCTOBER, 1793

RESOLVED by this Assembly, That a certain tract or gore of land, bounded northerly by the northern boundary line of this state, westerly by the Town of Union, southerly by the present Town of Woodstock, and easterly by the Town on Thompson, called by the name of Middlesex, be, and the same is hereby, annexed to the said Town of "Woodstock" and County of Windham.

IN ADDITION --Passed May, 1813, Whereas disputes have arisen respecting the jurisdiction to a certain gore of land situated between the north line of Woodstock, and the south line of Massachusetts, bounding west on the Town of Union;

RESOLVED by this Assembly, That said tract or gore of land bounded northerly by the northern boundary line of this state, westerly by the Town of Union, and southerly by the present Town of Woodstock, forming an acute angle at the east end therefore, be, and the same is hereby annexed to the Town of "Woodstock," in the County of Windham; provided, that this resolve shall not be so construed as to affect any suit or suits already pending, in which any question respecting the jurisdiction to said gore shall arise.

RESOLUTION CONCERNING SCHOOL PROPERTY IN THE TOWN OF
WOODSTOCK
APPROVED: JUNE 12, 1907

RESOLVED by this Assembly, that the Town of Woodstock shall succeed to all rights which any of its school districts had in any real estate within said town at the time when said town voted to consolidate its school districts.

AN ACT ABOLISHING VOTING DISTRICTS IN THE TOWN OF WOODSTOCK
APPROVED: APRIL 17, 1933

Be It Enacted By The Senate and House of Representatives In General Assembly Convened:

SECTION 1 The three voting districts in the Town of Woodstock, established by a resolution approved June 29, 1870, are abolished.

SECTION 2 All provisions of the general statutes applicable to towns not divided into voting districts shall apply to the Town of Woodstock and to all elections and meetings of electors held therein.

ORDINANCE CONCERNING BIENNIAL ELECTIONS
EFFECTIVE: OCTOBER 2, 1944

RESOLVED that the Town hold biennial elections of town officers in conformity with the provisions of Section 34f to 37f inclusive of the 1941 Supplement to the Connecticut General Statutes.

**AN ACT CONCERNING AUDITS IN THE TOWN OF WOODSTOCK
APPROVED: JULY 21, 1949**

The Tax Commissioner, upon request of the Town of Woodstock, may audit the books of said town. The cost of such audit shall be borne by the Town of Woodstock.

**AN ACT PROVIDING FOR THE ISSUANCE OF SCHOOL BUILDING BONDS BY THE
TOWN OF WOODSTOCK
APPROVED: JULY 10, 1951
"This ordinance no longer in effect."**

**ORDINANCE CONCERNING FORECLOSED LAND
EFFECTIVE: OCTOBER 1, 1956**

RESOLVED that the Selectmen be authorized to dispose of, in their discretion, land acquired by the Town by foreclosure of tax liens, by deed in lieu of foreclosure of tax liens, or by abandonment of highways.

**ORDINANCE CONCERNING THE APPOINTMENT
OF THE ASSESSOR
EFFECTIVE: OCTOBER 6, 1958**

RESOLVED that in accordance with Section 679d of the 1955 Supplement to the General Statutes of Connecticut, one assessor be appointed by the Selectmen of the Town of Woodstock for a term of four (4) years; that the term of such assessor commence on the 7th day of October, 1958 and that the terms of the three assessors, now in office, terminate on the adjournment of this meeting.

**ORDINANCE CONCERNING MOTOR BOATS
ADOPTED: JANUARY 11, 1962
EFFECTIVE: APRIL 1, 1962**

Any person who operates a boat having a motor or engine of more than five horsepower on Pond Factory, also known as Muddy Pond, in the Town of Woodstock, shall be fined not more than fifty dollars.

Any person who operates a boat having a motor or engine of more than five horsepower on Black Pond, in the Town of Woodstock, shall be fined not more than fifty dollars.

**AN ORDINANCE CREATING
A PLANNING COMMISSION FOR THE TOWN OF WOODSTOCK**

Adopted: June 16, 1964

Effective: July 9, 1964

Abolished: July 10, 1991

ORDINANCE CONCERNING THE NUMBER OF JUSTICES OF THE PEACE

Adopted: June 16, 1964

WHEREAS Section 9-183 of the General Statutes of Connecticut (Revision of 1958) provides that the number of justices of the peace for each town shall be equal to one-third the numbers of jurors to which such town is by law entitled, and WHEREAS, by law, the Town of Woodstock is entitled to 72 jurors,

AND WHEREAS there is no need for the election of 24 justices of the peace in the Town of Woodstock,

AND WHEREAS Section 9-183 of the General Statutes (Revision of 1958) provides that the town may, by ordinance, provide for the election of a lesser number of justices of the peace for such town.

AMENDMENT I: JUSTICE OF THE PEACE ORDINANCE

Adopted: October 16, 1996

Effective: November 3, 1996

by changing the number from 12 to 18

NOW, THEREFORE, be it resolved that, until further action by the legislative authority of this town, the number of justices of the peace for this town be, and the same is fixed at 18.

**ORDINANCE PROVIDING FOR PARTICIPATION IN THE
NORTHEAST REGIONAL PLANNING AGENCY**

Adopted: June 14, 1967

Effective: July 6, 1967

This Ordinance has been rescinded

**ORDINANCE TO CREATE A REGIONAL
COUNCIL OF GOVERNMENTS**

Adopted: April 22, 1987

Effective: May 10, 1987

WHEREAS A Joint Committee of the Northeastern Connecticut Regional Planning Agency (NECRPA) and the Northeastern Connecticut Town Administrators' Association (NECTAA) has found that a strengthened Regional Planning Organization is needed to assist the ten towns in the Northeastern Connecticut Planning Region in dealing effectively with regional issues; and,

WHEREAS the Joint Committee of the NECRPA and the NECTAA has found that a Regional Council of Governments (COG) will provide the most effective organization for:

- addressing pressing regional issues resulting from increased growth and development
- functioning as an advocate of its member towns on matters relating to the state and federal governments
- coordinating the delivery of shared services to its member towns; and,

WHEREAS the NECRPA and the NECTAA have recommended that a Regional COG be formed and that regional planning should be given equal importance with implementation by assuring that equal status is given to the Council's NECRPA in the preparation of the COG Annual Work Program and budget; therefore,

BE IT ORDAINED THAT:

The Town of Woodstock does hereby adopt Sections 4-124i through 4-124p of the Connecticut General Statutes as amended, providing for the formation of a Regional COG, and does hereby join such Regional COG when and as such Council is duly established in accordance with said statutes, upon the adoption of said statutes by not less than 60% of all municipalities within the Northeastern Connecticut Planning Region as defined by the Secretary of the Office of Policy & Management or his designee and upon certification by the Secretary of the Office of Policy & Management or his designee that a Regional COG has been duly established.

When the COG is duly established and the transition period called for in Section 4-124-1c of Connecticut General Statutes as amended has been completed, then the Town does hereby rescind the ordinance dated June 14, 1967 and any amendments thereto that created the Town's participation in the NECRPA.

The Town Clerk is directed to immediately prepare and file with the Secretary of the Office of Policy & Management a certified copy of this ordinance.

This ordinance goes into effect 15 days after publication in a newspaper having circulation in the Town of Woodstock.

**ORDINANCE DEFINING STANDARDS FOR THE SIZE AND LOCATION OF SIGNS
AND BILLBOARDS IN THE
TOWN OF WOODSTOCK**

Adopted: June 14, 1967

Effective: July 6, 1967

Rescinded: January 9, 1997

**ORDINANCE CREATING A
CONSERVATION COMMISSION**

Adopted: February 14, 1968

Effective: March 6, 1968

AMENDMENT I: CONSERVATION COMMISSION ORDINANCE

By amending Section 2

Adopted: August 26, 1970

Effective: September 17, 1970

AMENDMENT II: CONSERVATION COMMISSION ORDINANCE

By further amending said ordinance

Adopted: February 13, 1974

Effective: March 7, 1974

AMENDMENT III: CONSERVATION COMMISSION ORDINANCE

By amending Section 3

Adopted: February 23, 2000

Effective: March 17, 2000

AMENDMENT IV: CONSERVATION COMMISSION ORDINANCE

By adding alternate members

Adopted: June 12, 2003

Effective: 10 days after publication

The Commission shall be composed of eleven (11) members and three (3) alternate members who shall be electors of Woodstock, residing in said town and who shall hold no salaried town office, to be appointed by the Board of Selectmen.

One member to serve one year; one member to serve two years; one member to serve three years; one member to serve four years.

The alternate members will be appointed so that one member shall be designated to serve for one year, one member to serve two years and one member to serve three years.

Upon the expiration of any term of any member **or alternate** member of said Commission the appointment shall be for a term of five years.

SECTION 1

There is created a Conservation Commission for the Town of Woodstock pursuant to Section 7-131a of the 1963 Supplement to the General Statutes of Connecticut, as amended, for the purpose of the development, conservation, supervision and regulation of natural resources, including water resources, within the Town of Woodstock.

SECTION 2

Shall be amended to increase the number of members from seven to eleven. One new member to serve one year; one new member to serve two years; one new member to serve three years; one new member to serve four years. Upon the expiration of any term of any member of said Commission the appointment shall be for a term of five years.

SECTION 3

The commission shall elect a chair person, vice chairperson, secretary, and a treasurer from its members, shall adopt rules for the transaction of business and shall keep a public record of its activities and make an annual report to the first selectman. Vacancies shall be filled by appointment by the first selectman for the unexpired portion of the term, and the first selectman may upon the vote of a majority of the conservation commission remove any member for cause.

SECTION 4

Said Commission shall conduct researches into the utilization and possible utilization of land areas of the Town of Woodstock and may coordinate the activities of unofficial bodies organized for similar purposes, and may advertise, prepare and distribute books, maps, charts, plans and pamphlets necessary for its purposes. It shall keep an index of all open areas, publicly or privately owned, including open marshlands, swamps and other wetlands for the purpose of obtaining information on the proper use of such areas, and may from time to time recommend to the Planning Commission plans and programs for the development and use of such areas. It may, with the approval of the Town, acquire land and easements in the name of the Town and promulgate rules and regulations, including but not limited to the establishment of reasonable charges for the use of the land and easements so acquired for any of its purposes as herein set forth. The Commission may receive gifts in the name of the Town of Woodstock for any of its purposes and shall administer the same for such purposes subject to the terms of the gift.

SECTION 5

The Commission may exchange information with the Commissioner of Environmental Protection, and said Commission may, on request, assign technical personnel to a commission for assistance in planning its overall program and for coordinating state and local conservation activities.

SECTION 6

This amendment shall become effective fifteen days after publication thereof in a newspaper fifteen days after publication thereof in a newspaper having a circulation in the Town of Woodstock.

ORDINANCE PROVIDING PUBLIC HEALTH NURSING SERVICES

Adopted: May 23, 1968

Effective: June 12, 1968

"This ordinance is no longer in effect."

**ORDINANCE CREATING
A MUNICIPAL ECONOMIC DEVELOPMENT COMMISSION**

Adopted: December 12, 1969

Effective: January 1, 1970

**AMENDMENT I:
ECONOMIC DEVELOPMENT ORDINANCE**

Adopted: May 3, 1977

Effective: May 26, 1977

**AN AMENDMENT TO THE ORDINANCE
CREATING A MUNICIPAL
ECONOMIC COMMISSION FOR THE TOWN OF WOODSTOCK**

Adopted: December 7, 2011

Effective: January 1, 2012

BE IT HEREBY RESOLVED THAT:

The ordinance creating a municipal economic development commission adopted December 12, 1969, effective January 1, 1970 and Amendment 1 to the ordinance adopted May 3, 1977, effective May 26, 1977 are hereby repealed and the elective offices created in the ordinance are hereby abolished and replaced with the following:

SECTION 1. There is hereby established, pursuant to the authority contained in Section 7-136, of Connecticut General Statutes, a municipal economic development commission, to be designated Town of Woodstock Economic Development Commission.

SECTION 2. The Town of Woodstock Economic Development Commission shall be composed of five members, together with First Selectman of the Town of Woodstock as an ex-officio member.

Of those originally appointed, one member shall serve until January 1, 2013; one member shall serve until January 1, 2014; one member shall serve until January 1, 2015, one member shall serve until January 1, 2016; and one member shall serve until January 1, 2017. Thereafter appointments shall be for 3 year terms beginning on January 1.

SECTION 3. The members of the Commission shall be appointed (and any vacancies in membership filled) by the First Selectman. No more than a bare majority of members (aside from the ex-officio member) shall be enrolled in one political party.

The members shall receive no compensation for service. The commission shall establish by-laws for its operation consistent with the ordinance and the enabling statute. The members shall elect their own officers and establish their meeting schedule, provided that the Commission shall meet no less than once in three months.

SECTION 4. The Town of Woodstock Economic Development Commission shall have the duties designated by General Statutes Section 7-136(b) and Section 7-136(c).

The Commission shall, at least annually, prepare and transmit to Board of Selectmen, a report of its activities and of its recommendations for improving the economic conditions and development of Town of Woodstock.

SECTION 5. The Commission shall be authorized to receive appropriations for its operation as provided in Section 7-136(d) of General Statutes.

ORDINANCE CHANGING THE MEMBERSHIP OF THE BOARD OF EDUCATION

Adopted: June 16, 1971

Effective: July 8, 1971

RESOLVED That the Board of Education be enlarged from its present six members to nine members in accordance with the provisions of Section 9-203 of General Statutes of Connecticut. At the election on November 2, 1971, the terms of all members of the board shall terminate and nine members of the board shall be elected; one-third for a term of two years, one-third for a term of four years and one-third for a term of six years; at each biennial election thereafter, one-third of the members shall be elected for a term of six years.

This ordinance shall become effective fifteen (15) days after publication thereof in a newspaper having a circulation in the Town of Woodstock.

ORDINANCE CONCERNING THE VENDING AND SELLING OF MERCHANDISE AND GOODS IN THE TOWN OF WOODSTOCK

Adopted: March 21, 1972

Effective: April 20, 1972

SECTION 1 No person shall vend, hawk, or peddle any publications, goods, wares or other merchandise along the public highways, on the streets, or from house to house within the limits of the Town of Woodstock, without first obtaining a permit. The town clerk of the Town of Woodstock is authorized, upon application, to issue such a permit on the form provided upon the payment of a fee of five dollars (\$5.00) for one week or less; ten dollars (\$10.00) for one month; or twenty five (\$25.00) for one year. This permit shall be carried at all times and exhibited on request. This permit fees may be waived by Selectmen on behalf on non-profit corporations.

SECTION 2 This ordinance shall not apply to any business, firm, corporation or individual having been duly established in the Town of Woodstock for three months or more; to sales by farmers and gardeners, of the produce of their farms and gardens, or to sales, distributions, distribution and delivery of milk, ice, teas, coffees, spices, groceries, meats, bakery goods or farm supplies, or to conditional sales of merchandise, or to sales to business establishments.

SECTION 3 Any person, firm or corporation that violates the provisions of this ordinance shall be fined not more than fifty dollars (\$50.00) and costs.

SECTION 4 Any applicant who is not a resident of Woodstock shall be required to submit at least two character references; and such references shall be checked and found favorable before any permit is issued.

SECTION 5 This ordinance shall replace that adopted October 6, 1941 and shall become effective fifteen days after its publication in a newspaper having a circulation in the Town of Woodstock.

ORDINANCE PERTAINING TO TRAILERS

Adopted: October 4, 1972

Effective: October 26, 1972

The purposes of this ordinance is to insure safe and sanitary trailer housing and to promote the health, peace and welfare of the residents of the Town of Woodstock.

SECTION I. DEFINITIONS:

"HEALTH OFFICER" shall mean the legally designated health authority of Woodstock, or his authorized representative.

"LICENSE" shall mean a written license issued by the Board of Selectmen or their authorized representative permitting a trailer coach to be parked or located in the Town of Woodstock.

"TRAILER COACH OR MOBILE HOME" shall mean any vehicle designed or constructed to permit its use upon the public streets or highways and also as a dwelling or sleeping place occupied by one or more persons, whether such vehicle is designed as a trailer, trailer coach, or mobile home. Herein the term trailer will be used for brevity as designating trailer coach and mobile home interchangeably.

"TRAILER PARK" shall mean any plot of ground upon which two or more trailers occupied for dwelling and sleeping purposes are located whether designated as a trailer camp, trailer park or mobile home park.

"RECREATION CAMPING TRAILER" shall mean a dependent trailer, travel trailer, pickup camper, motorized or tent trailer used for bona fide camping, recreational or vacation purposes.

"RECREATIONAL CAMPING SITE" shall mean any site consisting of 30 acres or more, with at least 1,000 feet frontage on a natural body of water, developed for the parking of recreational camping trailers or tent sites for bona fide camping and recreational use.

"DEPENDENT TRAILER" shall mean a trailer which does not have a toilet, bathtub, or shower, or a trailer with such facilities that are not connected to a sewage disposal system.

"INDEPENDENT TRAILER" shall mean a trailer which has a toilet, bathtub, or shower which are connected to a sewage disposal system.

"OCCUPY" when applied to trailers shall mean occupied for sleeping and/or dwelling purposes.

AMENDMENT II: TRAILER ORDINANCE
by adding to section I, the following definitions

Adopted: July 15, 1987
Effective: August 6, 1987

"FARM TRAILER" shall mean a dependent or independent trailer (trailer coach or mobile home) which is parked in the Town of Woodstock, for the sole purpose of housing seasonal agricultural workers.

"FARM" shall mean any contiguous premises owned by an individual or other entity, the principal use of which is farming, as defined in Section 1-1(q) of the Connecticut General Statutes. All other uses on said premises being ancillary or incidental to farming operations.

This amendment to the ordinance shall become effective 15 days after publication thereof in a newspaper having a circulation in the Town of Woodstock.

SECTION 2 REGULATIONS OF TRAILER PARKS AND RECREATIONAL TRAILER CAMPS

2.1 REGULATIONS OF TRAILER PARKS

After passage of this ordinance no person, firm or corporation shall construct, establish, or maintain a trailer park within the limits of Woodstock.

AMENDMENT III: TRAILER ORDINANCE

By Amending Sec 2.2
Adopted: October 15, 1998
Effective: November 1, 1998

2.2 REGULATIONS OF RECREATIONAL CAMP SITES

(a) A site may be licensed by the Board of Selectmen for use as a recreational camp site to allow the parking of recreational camping trailers. The Health Office shall inspect the site for compliance with State Health Department and local health regulations and safety regulations. The Board of Selectmen shall have the right to inspect the site annually with a 7 working day prior written notification.

(b) The Board of Selectmen shall require the following annually from the Recreation Camp Sites for approval of a Campground Permit: 1). A letter requesting the permit; 2). A copy of the health office

inspection report and approval permit; 3). A copy of an approved water test; 4). An up-to-date detailed drawing of the number of camp sites; and 5). The annual permit fee of \$30.00.

Upon approval by the Board of Selectmen, a permit may be issued for a period of one year for a specific number of sites. The license shall limit use of the camp site from April 1 to November 1.

(c) In no case shall any recreational camp trailer constitute a permanent residence. If in the judgment of the Board of Selectmen any such recreational camping trailer is used as a permanent residence, the Board shall notify the owner or occupant that he shall become subject to all the regulations concerning trailers.

SECTION 3 PARKING OF DEPENDENT TRAILERS

After passage of this ordinance no person, firm or corporation shall allow a dependent trailer to be parked and occupied for a period of more than 96 hours on his property , except upon permit issued by the Board of Selectmen. Such permit may be issued for a period not to exceed two weeks but may be renewed for a second period not to exceed two weeks.

SECTION 4 PARKING OF INDEPENDENT TRAILERS

4.1 After passage of this ordinance no person, firm or corporation shall park a trailer within the limits of Woodstock except on land owned by him or by his or her spouse, children or descendants, parents, grandparents or direct ancestors in conformity with this ordinance. The trailer shall be occupied by the owner of the trailer.

4.2 Such individual shall apply to the Board of Selectmen for a license for parking through a written application signed by applicant and accompanied by an affidavit as to the truth of the statements contained therein. Such application shall set forth the following;

1. Name and address of applicant.
2. Ownership, make, model serial number and motor vehicle registration number of the trailer.
3. Description of the plot of land upon which applicant intends to park such trailer, its location, area and the name of the owner and his relationship to applicant.
4. The sewage disposal arrangements, provided or to be provided.
5. The water supply arrangements provided or to be provided.
6. The number of occupants of the trailer.

4.3 Such applicant shall be filed in the office of the Town Clerk for processing upon payment of \$2.00 filing fee for the first application.

4.4 The Board of Selectmen shall approve or disapprove of such application within 30 days after the date of filing. No approval of a first application shall be granted until the health officer has inspected the site, examined the sanitation plans and facilities and approved the granting of such license.

4.5 No independent Trailer shall be parked for occupancy in Woodstock unless:

1. The plot upon which it is parked shall be not less than one (1) acre in area with no dimension on any public highway or street of less than one hundred fifty (150) feet.

2. The trailer is parked no less than twenty (20) feet from any trailer plot property line, no less than fifty (50) feet distance from any public highway or street and no less than four hundred (400) yards from any school, church, public library, fire station or other place of public assembly.

3. Each trailer site shall be provided with a sewage system and a water supply which meets the requirements of the Sanitary Code of the Connecticut Department of Health and ordinances of the Town of Woodstock.

4.6 If the Board of Selectmen shall approve the application a license may be issued to park a trailer for a period of not more than one year upon payment of a license fee of \$10.00 to the Town Treasurer.

4.7 At the expiration of the licensed period of occupancy, a renewal license may be granted for a similar period of time on payment of the license fee of \$10.00 for the extended period and upon the Board of Selectmen being satisfied that the licensee has complied with all provisions of this ordinance. As a condition for granting the extension, the licensee must show evidence of a permanent dwelling construction on the site apart from the trailer. The construction of a foundation for any trailer or the providing of utilities therefore shall not be considered as evidence of permanent dwelling construction. The Board of Selectmen may in their discretion dispense with any inspection or examination by the Health Officer before granting a renewal license if they determine that there has been no material change in the parking arrangements. No further license shall be granted for parking a trailer on the licenses site upon the expiration of the maximum term of two years.

SECTION 5 TAXATION OF SINGLE TRAILERS

5.1 Any trailer licensed for parking as provided in Section IV of this ordinance, if taken off its wheels and placed upon blocks or a foundation, shall be deemed attached to the realty for taxation purposes only and may be assessed as part of the real estate of the trailer owner. Assessment of a trailer as part of the real estate shall not alter the definition of trailer applicable to it or the liability of the trailer to the provisions of this ordinance.

SECTION 6 PENALTIES

6.1 Any person found guilty of violating this ordinance or any provisions thereof shall be deemed guilty of a misdemeanor and shall be fined not less than \$5.00 nor more than \$100.00 and each day such violation exists shall be constituted a separate offense and shall be punished as such hereunder. In addition to such penalties, the Board of Selectmen shall be authorized to revoke or suspend any license wherever the licensee has violated any provision of this ordinance or the regulations thereunder. The Board may on such conditions as may be just, restore any license when the violation is remedied and compliance resumed.

SECTION 7

INSPECTION

7.1 The Health Officer or his deputy, the Fire marshall or his deputy, and the Board of Selectmen shall have the power to enter at reasonable times upon any private or public property for the purposes of inspecting and investigating conditions relating to the enforcement of this ordinance or of regulations promulgated thereunder.

SECTION 8

LICENSES NOT TRANSFERABLE

8.1 No license granted hereunder shall be transferable. Every person holding such license shall within 24 hours of selling, transferring or otherwise disposing of a trailer, file a written notice thereof with the Town Clerk designating the name and address of the transferee of the trailer.

SECTION 9

VALIDITY

If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance should be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this ordinance which shall remain in full force and effect; and to this end the provisions of this ordinance are hereby declared to be severable.

AMENDMENT I: TRAILER ORDINANCE **by substituting the following paragraphs for section 10**

Adopted: September 10, 1985

Effective: October 3, 1985

SECTION 10

EXEMPTIONS

10.1 The provisions of this ordinance shall apply to all trailers parked or placed in the Town of Woodstock on or after October 26, 1972. The provisions of this ordinance shall not apply to any trailer parked or placed in the Town prior to October 26, 1972.

SECTION 11

EFFECTIVE DATE

11.1 This ordinance shall become effective fifteen days after publication.

SECTION 12

RESCISSION OF PREVIOUS ORDINANCES

12.1 This ordinance shall rescind upon its passage all previous ordinances and amendments concerning regulations of trailers, trailer parks and recreational trailer camps.

AMENDMENT II: TRAILER ORDINANCE **by adding the following section 13 thereto**

Adopted: July 15, 1987

Effective: August 6, 1987

SECTION 13

FARM TRAILER EXEMPTION

13.1 Sections 2, 3 and 4 of this ordinance shall not apply to farm trailers. Upon written application to the Board of Selectmen a permit for the parking or placement of a farm trailer in the Town of Woodstock may be issued subject to the following conditions.

13.1.a no more than two (2) trailers or mobile homes will be permitted on any one (1) farm.

13.1.b the mobile home or trailer shall comply with all federal, state, and local health, sanitary, fire, and building code requirements, and any applicable Departments of Labor or Agriculture or OSHA regulations concerning housing of seasonal labor. The Selectmen may require a permit or written statement from the building official, town fire marshall, and/or Northeast District Department of Health indicating that such mobile home or trailer is in compliance with the law. Adequate screening and shielding from adjacent properties may be required.

13.1.c The applicant shall permit inspection of the premises and the mobile home or trailer by the First Selectman or his designee at all reasonable times.

13.1.d The mobile home or trailer must be sited on the farm premises and occupancy shall be limited to those persons actually employed on said farm premises by the applicant.

13.1.e A permit shall be valid for the year from date of issuance. Permits may be renewed on a yearly basis thereafter upon showing of continued compliance with the terms of this ordinance.

13.1.f The applicant shall provide access to the mobile home or trailer of at least a packed gravel driveway, 15 feet in width within a 25 foot right of way.

13.1.g A non-refundable fee of \$10.00 shall be payable with each permit application or renewal thereof. Permits shall be approved or denied within thirty-five (35) days of the regular Board of Selectmen meeting next following the date the permit application is submitted.

13.1.h A farm permit shall be revocable upon failure of the applicant-permittee to comply with the requirements of this ordinance. Revocation shall be effective ten (10) days following written notice to the applicant-permittee unless the applicant-permittee shall satisfy the Board of Selectmen that the violation has been corrected. Violations shall be enforceable in accordance with the terms of Section 6 of this ordinance.

This ordinance shall be effective 15 days after publication thereof in a newspaper having circulation in the Town of Woodstock.

ORDINANCE CONCERNING DRIVEWAY APPROACHES

Adopted: February 15, 1973

Effective: March 8, 1973

AMENDMENT I: DRIVEWAY ORDINANCE

Adopted: July 20, 1988

Effective: August 10, 1988

This ordinance has been rescinded effective 11/15/95

ORDINANCE CONCERNING BAZAARS AND RAFFLES

Adopted: October 15, 1973

Effective: December 5, 1973

The provisions of Section 7-170 to 7-186 inclusive of the General Statutes of Connecticut to allow the operation of bazaars and raffles shall be adopted.

**ORDINANCE CONCERNING INLAND WETLANDS
AND WATERCOURSES**

Adopted: December 13, 1973

Effective: January 11, 1974

SECTION 1

WHEREAS some of our wetlands and water courses have already been destroyed and others are in danger of being destroyed by unregulated filling or removal of material, by the building of structures, and other uses which will destroy, pollute, or eliminate them.

AND WHEREAS continuing unregulated activity will have an adverse impact on the environment and ecology of the Town of Woodstock, thus adversely affecting the future natural, scenic, historic, and recreational values and benefits for its citizens.

AND WHEREAS it is the purpose of this ordinance to make provisions for the protection, preservation, maintenance and use of the inland wetland and watercourses, and to maintain and improve water quality to meet the higher standards set by federal, state or local authority.

THEREFORE there is hereby created an Inland Wetlands Agency for the Town of Woodstock to be known as THE WOODSTOCK INLAND WETLANDS AND WATER COURSES AGENCY, pursuant to Public Act 155 of 1972 as amended by Public Act 571 of 1973.

**AMENDMENT I: INLAND WETLANDS &
WATERCOURSES ORDINANCE**

by substituting the following paragraph for section 2 thereof

Adopted: January 30, 1990

Effective: February 18, 1990

**AMENDMENT II: INLAND WETLANDS &
WATERCOURSES ORDINANCE**

by adding "one member to serve three years." to section 2 thereof

Adopted: February 11, 1992

Effective: February 29, 1992

SECTION 2 The Commission shall be composed of seven (7) members and three (3) alternate members who shall be electors of Woodstock, residing in said town and who shall hold no salaried town office, to be appointed by the Board of Selectmen. One member to serve five years, one member to serve four years, one member to serve three years, one member to serve two years, one

member to serve one year and two members to be appointed annually. Each year thereafter one member shall be appointed for a five year term and two annual appointments of one year each. The alternate members will be appointed so that one member shall be designated to serve for one year, one member to serve two years and one member to serve three years.

Each year thereafter, each alternate member shall be appointed for a three year term. All terms begin January 1st.

Any vacancy in the membership of the Agency which may occur through death, resignation or otherwise, may be filled for the unexpired term of such member by the Board of Selectmen.

In the event that an agency member misses four consecutive meetings, the Board of Selectmen may remove the member and fill the vacancy thus created.

SECTION 3 The Agency shall elect a chairman, vice chairman and secretaries from its membership, each with powers and responsibilities associated with such officers. It shall adopt rules for the transaction of business and shall keep a public record of its activities.

SECTION 4 The agency shall adopt regulations in conformity with the regulations promulgated by the Commissioner of Environment Protection for the protection of wetlands and water courses and shall serve as the sole agent for the licensing of regulated activities pursuant to such regulations given due consideration to the standards set forth in Public Act 155 as amended and shall provide for the manner in which boundaries of inland wetland areas of Woodstock shall be established and amended, changed or proposed in accordance with the provisions of section 8(b) of Public Act 155 as amended.

SECTION 5 In exercising the authority granted herein, the Inland Wetlands Agency shall:

5.a Develop comprehensive programs in furtherance of the purposes of this ordinance.

5.b Advise, consult and cooperate with agencies of the municipality, region, state, and federal government, other states and with persons and municipalities in the furtherance of the purposes of this ordinance; to this end, all applications for building permits, sub-division plans per other permits which involve or may involve regulated activities in an inland wetland or water course made to any other Woodstock Board of Commission shall be subject to review of the Inland Wetlands Agency .

5.c Encourage, participate in or conduct studies, investigations, research and demonstrations, and collect and disseminate information relating to the purposes of this ordinance;

5.d Retain and employ consultants and assistants on a contract or other basis for the purposes of rendering legal, financial, technical or other assistance and advice in furtherance of any of its purposes, specifically including but not limited to, soil scientists of the United States Soil Conservation Service for the purpose of making onsite interpretations, evaluations and findings as to soil types and/or utilize the services of such other Town officials and employees as it may deem appropriate;

5.e Promulgate such regulations as are necessary to protect the inland wetland and water courses or any of them individually or collectively;

5.f Inventory or index the inland wetlands and water courses in such form, including pictorial representations, and list of plant species, as the Inland Wetlands Agency deems best suited to effectuate the purposes of this ordinance.

5.g Exercise all incidental powers necessary to enforce regulations and to carry out the purposes of this ordinance.

**AMENDMENT III: ORDINANCE CONCERNING INLAND WETLANDS &
WATERCOURSES**

**Said proposal will repeal SECTION 6 of the existing ordinance
and replace it with the following**

Adopted: July 2, 1997

Effective: August 1, 1997

SECTION 6. FINE FOR VIOLATIONS

(a) The Inland Wetlands Agency of the Town of Woodstock, acting through its Inland Wetland Enforcement Officer or his designee, is hereby authorized to impose a fine of up to one thousand dollars (\$1,000.) for violations of the Inland Wetlands and Watercourse Regulations of the Town of Woodstock (the "Regulations") on any person or entity committing such a violation.

(b) No fine may be levied under Section 1(a) of this Ordinance against the State of Connecticut, the Town of Woodstock, or any employee of the State of Connecticut or the Town of Woodstock acting within the scope of his employment.

SECTION 7 The invalidity of any word, clause, sentence, section, part or provision of this ordinance shall not effect the validity of any other part which can be given effect without such invalid part or parts.

SECTION 8. PROCEDURE FOR CITATIONS FOR VIOLATIONS OF
INLAND WETLANDS REGULATIONS.

(a) At any time within twelve months of issuing a citation of violation to a person who has violated the Regulations, upon authorization from the Inland Wetlands Agency, the Inland Wetlands Enforcement Officer or his designee (the "Officer") shall send notice to the person cited informing the person: (1) of fees or fines due; (2) that he or she may contest his liability before a citation hearing officer by delivering in person or by mail written notice within ten days of the date of the notice; (3) that if he or she does not demand a hearing, an assessment and judgement shall be entered against him or her; and (4) that such judgment may issue without further notice.

- (b) If the person who is sent notice pursuant to Subsection 2(a) wishes to admit liability for any alleged violation, he may, without requesting a hearing, pay the full amount of the fines, penalties, costs or fees admitted to in person or by mail to the Officer. Such payment shall be inadmissible in any proceeding, civil or criminal, to establish the conduct of such person or other person making the payment. Any person who does not deliver or mail written demand for a hearing within ten days of the date of the first notice provided shall be deemed to have admitted liability, and the Officer shall certify such person's failure to respond to the hearing officer. The hearing officer shall thereupon enter and assess the fines, penalties, costs or fees provided for by the applicable ordinances and shall follow the procedures set forth in subsection (d) of this section.
- (c) Any person who requests a hearing shall be given written notice of the date, time and place for the hearing. Such hearing shall be held not less than fifteen days nor more than thirty days from the date of the mailing of notice, provided the hearing officer shall grant upon good cause shown any reasonable request by any interested party for postponement or continuance. An original or certified copy of the initial notice of violation issued by the Officer shall be filed and retained by the Town, and shall be deemed to be a business record within the scope of section 52-180 of the Connecticut General Statutes and evidence of the facts contained therein. The presence of the Officer or policeman shall be required at the hearing if the person cited so requests. A person wishing to contest his liability shall appear at the hearing and may present evidence in his behalf. A designated municipal official, other than the hearing officer, may present evidence on behalf of the municipality. If the person cited fails to appear, the hearing officer may enter an assessment by default against him upon a finding of proper notice and liability under the applicable statutes or ordinances. Notwithstanding the foregoing, the hearing officer may accept from the person cited copies of police reports, investigatory and citation reports, and other official documents by mail and may determine thereby that the appearance of the person cited is unnecessary. The hearing officer shall conduct the hearing in the order and form and with such methods of proof as he deems fair and appropriate. The rules regarding the admissibility of evidence shall not be strictly applied, but all testimony shall be given under oath or affirmation. The hearing officer shall announce his decision at the end of the hearing. If he determines that the person is not liable, he shall dismiss the matter and enter his determination in writing accordingly. If he determines that the person is liable for the violation, he shall forthwith enter and assess the fines, penalties, costs or fees against such person either in the amount originally assessed by the Inland Wetlands Agency or in such other amount, not to exceed \$1,000, as the hearing officer deems appropriate.
- (d) If such assessment is not paid on the date of its entry, the hearing officer shall send by first class mail a notice of assessment to the person found liable and shall file, not less than thirty days nor more than twelve months after such mailing, a certified copy of the notice of assessment with the clerk of the superior court for the Geographical Area of Windham together with an entry fee of eight dollars. The certified copy of the notice of assessment shall constitute a record of assessment. Within such twelve-month period,

(e) A person against whom an assessment has been entered pursuant to this section is entitled to judicial review by way of appeal. An appeal shall be instituted with thirty days of the mailing of notice of such assessment by filing a petition to reopen assessment, together with an entry fee in an amount equal to the entry fee for a small claims case pursuant to section 52-259 of the Connecticut General Statutes, in the superior court for the Geographical Area of Windham, which shall entitle such person to a hearing in accordance with the rules of the judges of the superior court.

(f) The First Selectman shall appoint one or more citation hearing officers, to serve at the pleasure of the First Selectman, to conduct hearings under this Ordinance; such hearing officers shall not be police officers or employees of the Town or persons who issue citations under this Ordinance.

(g) For the purposes of this Ordinance "person" means individual, corporation, partnership, limited liability company, or any other entity.

23

ORDINANCE CONCERNING BUILDING CODE

Adopted: June 26, 1975

Effective: July 16, 1975

WHEREAS the State of Connecticut Building Code is now in effect in the Town of Woodstock;
and

WHEREAS the various towns are authorized and requested to establish a schedule of fees for building permits and to prescribe penalties for violations of the State Building Code; and

WHEREAS establishing penalties will facilitate enforcement of the Building Code by the Town Building Inspector.

It is therefore ordained by the Town of Woodstock:

AMENDMENT I: BUILDING CODE ORDINANCE

by amending Section 1 as follows

Adopted: March 22, 1989

Effective: April 13, 1989

AMENDMENT III - BUILDING CODE ORDINANCE

By re-amending Section 1

Adopted: September 9, 1998

Effective: September 28, 1998

Section 1 FEES

ORDINANCE CONCERNING BUILDING CODE

Originally Adopted June 26, 1975

Amendment Adopted: December 7, 2011

Amendment Effective: January 1, 2012

by amending section 1.1 of Fees as follows:

The minimum fee for issuance of any building permit in the Town of Woodstock shall be \$25.00, except for a demolition permit, for which there is no fee. The fee for new construction or alterations to existing structures shall be computed at the rate of \$10.00 per thousand dollars of cost of construction.

1.2 The fee for a building permit to move any structure over any town or State highway shall be \$100.00.

1.3 The fee for building permit required to be issued for the erection of a sign shall be computed in the same manner as that for new construction or alterations to existing structures.

This amendment to the Ordinance shall become effective fifteen (15) days after publication in a newspaper having general circulation in the Town of Woodstock.

SECTION 2

PENALTIES

2.1 Each violation of the State Building Code within the Town of Woodstock shall be a misdemeanor punishable by the maximum fine of \$500.00. Any person who shall continue any work in or about any building or structure, after having been served with a stop order, except such work as he is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$25.00 or more than \$500.00. Each day that such violation continues shall be deemed a separated offense.

This ordinance shall become effective 15 days after publication thereof in a newspaper having a circulation in the Town of Woodstock.

AMENDMENT II: ORDINANCE CONCERNING BUILDING CODE (WITHHOLDING OF BUILDING PERMITS WITH RESPECT TO REAL PROPERTY FOR WHICH REAL PROPERTY TAXES ARE DELINQUENT)

Approved: March 27, 1996

Effective: April 19, 1996

The ordinance concerning Building Code, adopted June 26, 1975 effective July 16, 1975, and amended March 22, 1989 effective April 13, 1989, is amended by adding the following section 3:

SECTION 3. WITHHOLDING OF BUILDING PERMITS WITH RESPECT TO REAL PROPERTY FOR WHICH REAL PROPERTY TAXES ARE DELINQUENT.

"3.1 No building permit shall be issued with respect to construction, renovation, alteration or any other activity with respect to real property for which real property taxes are delinquent.

3.2 In order to implement the provisions of Section 3.1, the building official shall require, as a condition precedent to the issuance of a building permit, that the applicant furnish satisfactory evidence from the Office of the Tax Collector of the Town of Woodstock that all real property taxes have been paid for the real property that is the subject of the building permit application.

3.3 Notwithstanding the foregoing, the building official may issue a building permit with respect to real property for which real property taxes are delinquent for activities that are deemed by the building official to be emergency repairs necessary to protect the health and safety of the public or the occupants of the real property in question."

This amendment to the Ordinance Concerning Building Code shall become effective fifteen (15) days after publication in a newspaper having general circulation in the Town of Woodstock.

**ORDINANCE CONCERNING
FLOOD PROTECTION AND FLOOD INSURANCE UNDER
THE NATIONAL FLOOD INSURANCE ACT OF 1968
AS AMENDED BY THE FLOOD DISASTER PROTECTION ACT OF 1973**

Adopted: June 26, 1975

Effective July 16, 1975

AMENDMENT I: FLOOD ORDINANCE

Adopted: June 1, 1977

Effective: June 24, 1977

AMENDMENT II: FLOOD ORDINANCE

Adopted: August 24, 1977

Effective: September 15, 1977

AMENDMENT III: FLOOD ORDINANCE

Adopted: October 25, 1984

Effective: November 16, 1984

AMENDMENT IV: FLOOD ORDINANCE

Adopted: July 20, 1988

Effective: August 10, 1988

SECTION I. STATUTORY AUTHORIZATION, FINDING OF FACT PURPOSE AND OBJECTIVES

1.1 STATUTORY AUTHORIZATION

The Legislature of the state of Connecticut has in Section 7-148(c)(7) of the General Statutes delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the Town Meeting of the Town of Woodstock, Connecticut, does ordain as follows:

1.2 FINDING THE FACT

1.2.1 The flood hazard areas of the Town of Woodstock are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairments of the tax base, all of which adversely affect the public health, safety and general welfare.

1.2.2 These flood losses are caused by the cumulative effect of obstructions in flood plains causing increases in flood heights and velocities, and by the occupancy in flood hazard area by uses vulnerable to flood or hazardous to other lands which are inadequately elevated, flood-proofed, or otherwise unprotected from flood damages.

1.3

STATEMENT OF PURPOSE

It is the purpose of this ordinance to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

1.3.1 Restrict or prohibit uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;

1.3.2 Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

1.3.3 Control the alteration of natural flood plains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters;

1.3.4 Control filling, grading, dredging and other development which may increase erosion or flood damage, and;

1.3.5 Prevent or regulate the construction of flood barriers which may increase flood hazard to other lands.

1.4

OBJECTIVES

The objectives of this ordinance are:

1.4.1 to protect human life and health;

1.4.2 to minimize expenditures of public money for costly flood control projects;

1.4.3 to minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

1.4.4 to minimize prolonged business interruptions;

1.4.5 to minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in flood plains;

1.4.6 to help maintain a stable tax base by providing for the sound use and development of flood prone areas in such manner as to minimize flood blight areas, and;

1.4.7 to insure that potential home buyers are notified that property is in a flood area.

SECTION 2

DEFINITIONS

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application.

"Addition (to an existing building)" means any walled and roofed expansion to the perimeter of a building in which the addition is connected by a fire wall or is separated by independent perimeter load-bearing walls in new construction.

"Appeal" means a request for a review of the Building Official's interpretation of any provision of this ordinance or a request for a variance.

"Areas of special flood hazard" is the land in the flood plain within a community subject to one percent or greater chance of flooding in any given year.

"Base flood" means the flood having a one percent chance of being equaled or exceeded in any given year.

"Base Flood" means the flood having a one percent chance of being equaled or exceeded in any given year.

"Basement" means that portion of a building having its floor sub grade (below ground level) on all sides.

"Breakaway wall" means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or the supporting foundation system.

"Building" means any structure built for support, shelter, or enclosure for any occupancy or storage.

"Development" means any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or permanent storage of materials.

"Elevated building" means a non-basement building built to have the lowest floor elevated above the ground level by means of fill, solid foundation perimeter walls, pilings, columns (posts and piers), shear walls, or breakaway walls.

"Flood" or "Flooding" means a general and temporary condition or partial or complete inundation of normally dry land areas from:

- (1) the overflow of inland water;
- (2) the unusual and rapid accumulation of runoff of surface waters from any source.

"Flood Insurance Rate Map (FIRM)" means an official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

"Flood Insurance Study" is the official report by this Federal Emergency Management Agency. The reports contain flood profiles, as well as the flood Boundary Floodway map and the water surface elevation of the base flood.

"Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

"Floor" means the top surface of an enclosed area in a building (including basement), i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles.

"Functionally dependent facility" means a facility which cannot be used for its intended purpose unless it is located in close proximity to water, such as a docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding, ship repair, or seafood processing facilities. The term does not include long-term storage, manufacture, sales, or service facilities.

"Highest Adjacent Grade" means the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

"Lowest Floor" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area, is not considered a building's lowest floor.

"Manufactured Home" means a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term also includes park trailers, travel trailers, and similar transportable structures placed on a site for 180 consecutive days or longer and intended to be improved property.

"Manufactured Home Park or Subdivision" means a parcel, or contiguous parcels, of land divided into two (2) or more manufactured home lots for rent or sale.

"Mean Sea Level" means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

"National Geodetic Vertical Datum (NGVD)" as corrected in 1929 is a vertical control used as a reference for establishing varying elevations within the flood plain.

"New Construction" means structures for which the "start of construction" commenced on or after the effective date of this ordinance.

"Start of Construction" (for other than new construction or substantial improvements under the Coastal Barrier Resources Act (P.L. 97-348)), includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, or improvement was within 180 days of the permit date. The actual start means the first placement or permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or placement of a manufactured home on a foundation.

Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

"Structure" means a walled and roofed building that is principally above ground, a home, a gas or liquid storage tank, or other man-made facilities or infrastructures.

"Substantial Improvement" means any combination of repairs, reconstruction, alteration, or improvements to a structure, taking place during the life of a structure in which the cumulative cost equals or exceeds fifty percent of the market value of the structure. The market value of the structure should be (1) appraised value of the structure prior to the start of the initial repair or improvement, or (2) in the case of damage, the value of the structure prior to the damage occurring. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include any project for improvement of a structure required to comply with existing health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions.

"Variance" is a grant of relief from the requirements of this ordinance which permits construction in a manner otherwise prohibited by this ordinance where specific enforcement would result in unnecessary hardship.

"Water Surface Elevation" means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, (or other datum, where specified) of floods of various magnitudes and frequencies in the flood plains of coastal or river line areas.

SECTION 3 GENERAL PROVISIONS

3.1 LANDS TO WHICH THIS ORDINANCE APPLIES

This ordinance shall apply to all areas of special flood hazard within the jurisdiction of the Town of Woodstock.

3.2 BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD

The areas of special flood hazard identified by the Federal Emergency Management Agency in its scientific and engineering report entitled "The Flood Insurance Study for the Town of Woodstock,

Windham County, Connecticut," dated May 1, 1984, with accompanying Flood Insurance Rate Maps and floodway maps is hereby adopted by reference and declared to be part of this ordinance. The Flood Insurance Study is on file at the Office of the Town Clerk, Woodstock Municipal Building, Woodstock, Connecticut.

3.3 ESTABLISHMENT OF FLOODPLAIN MANAGEMENT ADMINISTRATION

A Development Permit shall be required in conformance with the provisions of this ordinance prior to the commencement of any development activities.

3.4 COMPLIANCE

No structure or land shall hereafter be located extended, converted, or structurally altered without full compliance with the terms of this ordinance and other applicable regulations.

3.5 ABROGATION AND GREATER RESTRICTIONS

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

3.6 INTERPRETATION

In the interpretation and application of this ordinance all provisions shall be: 1) considered as minimum requirements; 2) liberally construed in favor of the governing body, and; 3) deemed neither to limit nor repeal any other powers granted under state statutes.

3.7 WARNING AND DISCLAIMER OF LIABILITY

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering consideration. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the Town of Woodstock or by any officer or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

SECTION 4 ADMINISTRATION

4.1 DESIGNATION OF THE ORDINANCE ADMINISTRATOR

The Building Official is hereby appointed to administer and implement the provisions of this ordinance.

4.2 PERMIT PROCEDURES

Application for a Development Permit shall be made to the Building Official on forms furnished by him or her prior to any development activities, and may include, but not be limited to, the following plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities and the location of the foregoing. Specifically, the following information is required:

4.2.1 APPLICATION STAGE

(a) Elevation in relation to mean sea level of the proposed lowest floor (including basement) of all structures (Section 5.3.1 (a));

(b) Elevation in relation to mean sea level to which any non-residential structure will be flood-proofed (Section 5.3.1 (b)(2);

(c) Description of the extent to which any watercourse will be altered or relocated as a result of proposed development;

(d) A statement as to whether or not the proposed alterations to an existing structure meets the criteria of the substantial improvement definition;

(e) A statement as to whether there will be a dry access to the structure during the 100-year storm event. Where applicable the following certification by a registered engineer or architect are required, and must be provided to the Building Official. The design and methods of construction must be certified to be in accordance with accepted standards of practice.

(f) Non-Residential Flood Proofing - must meet the provisions of Section 5.3.1(b);

(g) Enclosed Areas Below the Base Flood Elevation -if the minimum design criteria in Section 5.3.2(a)-5.3.2(c) is not used, then the design and construction methods must be certified as explained in Section 5.3.2(a);

(h) No increase in floodway heights may be allowed. Any development in a floodway must meet the provisions of Section 5.3.3;

(i) Break Away walls - Non-supporting breakaway wall, lattice work or mesh screening shall be allowed below the base flood elevation provided it is not part of the structural support of the building and is designed so as to breakaway, under abnormally high tides or wave action, without damage to the structural integrity of the building on which it is to be used and provided the following design specifications are met:

1. Design safe loading resistance of each wall shall not be less than 10 nor more than 20 pounds per square foot; or

2. If more than 20 pounds per square foot, a registered professional engineer or architect shall certify that the design wall collapse would result from a water load less than that which would occur during the base flood event, and the elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components during the base flood event. Maximum wind and water loading values to be used in this determination shall each have one percent (1%) chance of being equaled or exceeded in any given year (100 year mean recurrence interval).

If breakaway walls, lattice work or screening are utilized the resulting enclosed space shall not be designed to be used for human habitation, but shall be designed to be used only for parking of vehicles, building access, or limited storage of maintenance equipment used in connection with the premises.

Prior to construction, plans for any structure that will have breakaway walls, lattice work or screening must be submitted to the Building Official for approval.

Any alteration, repair, reconstruction, or improvement to a structure shall not enclose the space below the lowest floor except with breakaway walls, lattice work or screening.

(j) Structural Anchoring - All new construction or substantial improvement shall be securely anchored on pilings or columns.

All pilings and columns and the attached structures shall be anchored to resist flotation, collapse, and lateral movement due to the effect of wind and water loads acting simultaneously on all building components. The anchoring and support system shall be designed with wind and water loading values which equal or exceed the 100 year mean recurrence interval (one percent (1%) annual chance floods and winds).

A registered professional engineer or architect shall review and/or develop structural design specifications and plans for the construction and shall certify that the design, specifications and plans for constructions are in accordance with acceptable standards.

(k) A fee in the amount of twenty dollars (\$20.00) shall be charged.

4.2.2 CONSTRUCTION STAGE

Upon completion of the applicable portion of construction, the applicant shall provide verification to the Building Official of the following as applicable:

4.2.3 LOWEST FLOOR ELEVATION

The elevation to be verified for:

(a) A structure in a numbered A zone is the top of the lowest floor (including basement) (Section 5.3.1(a));

(b) A structure which has been flood-proofed is the elevation to which the flood-proofing is effective (Section 5.3.1(b)).

4.2.4 Deficiencies detected by the review of the above listed shall be corrected by the permit holder immediately and prior to further progressive work being permitted to proceed. Failure to submit the survey or failure to make said corrections required hereby, shall be cause to issue a stop-work order for the project.

4.3 DUTIES AND RESPONSIBILITIES OF THE BUILDING OFFICIAL

4.3.1 Duties of the Building Official shall include, but not be limited to:

(a) Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding;

(b) Review all development permits to assure that the permit requirements of this ordinance have been satisfied,

(c) Advise permittee that additional Federal or State permits may be required, and if specific Federal or State permit requirements are known, require that copies of such permits be provided and maintained on file with the development permit. Possible required permits include but are not limited to: Coastal Area Management Permit, Water Diversion, Dam Safety, and Corps of Engineers 404;

(d) Notify the Council of Governments/Regional Planning Agency and the affected municipality at least 35 days prior to the public hearing if any change of regulation or use of a flood zone will affect an area within 500 feet of another municipality;

(e) Notify adjacent communities and the Department of Environmental Protection - Water Resources Units prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency;

(f) Assure that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is undiminished;

(g) Record the elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, in accordance with Section 5.3.1(a);

(h) Record the elevation (in relation to mean sea level to which the new or substantially improved structures have been flood-proofed, in accordance with Section 5.3.1(b);

(i) When flood proofing is utilized for a particular structure the Building Official shall obtain certification from a registered professional engineer or architect, in accordance with Section 5.3.1(b);

(j) Where interpretation is needed as to the exact location of boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field condition) the Building Official shall make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this article;

(k) When base flood elevation data or floodway data have not been provided then the Building Official shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a Federal, State or other source in order to administer the provisions of Section 5, and;

(l) All records pertaining to the provisions of this ordinance shall be maintained in the office of the Building Official;

SECTION 5 PROVISIONS FOR FLOOD HAZARD REDUCTION

5.1 GENERAL STANDARDS

In all areas of special flood hazard the following provisions are required:

5.1.1 New construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure;

5.1.2 New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage;

5.1.3 New construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;

5.1.4 Electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;

5.1.5 New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;

5.1.6 New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the system into flood waters;

5.1.7 On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding;

5.1.8 Manufactured Homes

(a) All manufactured homes (including "mobile" homes placed on a site for 180 consecutive days or longer) to be placed or substantially improved shall be elevated so that the lowest floor is above the base flood elevation;

(b) It shall be placed on a permanent foundation which itself is securely anchored and to which the structure is securely anchored so that it will resist floatation, lateral movement, and hydrostatic and hydrodynamic pressures. Anchoring may include, but not be limited to, the use of over-the-top or frame ties to ground anchors;

(c) It shall be installed using methods and practices which minimize flood damage;

1. Adequate access and drainage should be provided

2. Elevation construction standards include: piling, foundations placed no more than 10 feet apart, and reinforcement is provided for piers more than six feet above ground level.

5.1.9 In any portion of a watercourse which is altered or relocated, the flood carrying capacity shall be maintained, and;

5.1.10 A structure already in compliance with the provisions of this ordinance shall not be made non-compliant by any alteration, repair, reconstruction or improvements to the structure.

5.2 STANDARDS FOR STREAM WITHOUT ESTABLISHING BASE FLOOD ELEVATIONS AND/OR FLOODING

Obtain, review, and reasonably utilize any base flood elevation and floodway data available from a Federal, State or other source, including data developed pursuant to Section 4.3.1(k) of this ordinance, as criteria for requiring that new construction, substantial improvements, or other development in Zone A on the Community's FIRM meet the standards in Section 5.3, and Section 6.

5.2.1 In A Zones where base flood elevations have been determined, but before a floodway is designated, require that no new construction, substantial improvement, or other development (including fill) be permitted which will increase base flood elevations more than one (1) foot at any point along the watercourse when all anticipated development is considered cumulatively with the proposed development.

5.2.2 Should data be requested and/or provided, adopt a regulatory floodway based on the principal that the floodway must be able to convey the waters of the base flood without increasing the water surface elevation more than one (1) foot at any point along the watercourse.

5.3 SPECIFIC STANDARDS

5.3.1 In all areas of special flood hazard A1-30, where base flood elevation data has been provided, as set forth in 3.2 or 4.3.1(k), the following provisions are required:

(a) Residential Construction: New construction or substantial improvement of any residential structure shall have the lowest floor, including basement, elevated at least to one (1) foot above the base flood elevation.

(b) Non-Residential Construction:

1. New construction or substantial improvement of any commercial, industrial, or non-residential structure located in Zones A1-30, shall have the lowest floor, including basement, elevated at least one (1) foot above the level of the base flood elevation; or

2. Non-Residential structures located in all A zones may be flood-proofed in lieu of being elevated provided that together with all attendant utilities and sanitary facilities the area of the structure below the required elevation are water tight with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A registered professional engineer or architect shall review and/or develop structural design, specification, and plans for the construction, and shall certify that the design and methods of construction are in accordance with acceptable standards of practice for meeting the provisions of this subsection. Such certification shall be provided to the official as set forth in Section 4.2.1(f).

5.3.2 ELEVATED BUILDINGS

New construction or substantial improvements of elevated buildings that include fully enclosed areas formed by foundation and other exterior walls below the base flood elevation shall be designed to preclude finished living space and designed to allow for the entry and exit of floodwaters to automatically equalize hydrostatic flood forces on exterior walls.

(a) Designs for complying with this requirement must either be certified by a professional engineer or architect or meet the following minimum criteria:

1. Provide a minimum of two opening having a total new area of not less than one square inch for every square foot of enclosed area subject aid flooding;

2. The bottom of all opening shall be no higher than one foot above grade, and;

3. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they permit the automatic flow of floodwaters in both directions.

(b) Electrical, plumbing, and other utility connections are prohibited below the base flood elevation, and;

(c) Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the living area (stairway or elevator).

5.3.3 FLOODWAYS

Floodways located within areas of special flood hazard are areas designated as floodways on the community's Flood Boundary and Floodway Map or as may have been determined in Section 4.3.1.(k). Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and has erosion potential, the following provisions shall apply:

Prohibit encroachments, including fill, new construction, substantial improvements and other developments unless certification (with supporting technical data) by a registered professional engineer is provided demonstrating that encroachments shall not result in any (0.00) increase in flood levels during occurrence of the base flood discharge.

SECTION 6 STANDARD FOR SUBDIVISION PROPOSALS

In all special flood hazard areas the following requirements shall apply:

6.1 All subdivision proposals shall be consistent with the need to minimize flood damage;

6.2 All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage;

6.3 All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards, and ;

6.4 In Zone A base flood elevation data shall be provided for subdivision proposals and other proposed development (including manufactured home parks and subdivisions) which are five acres or fifty lots, whichever occurs first.

SECTION 7 VARIANCE PROCEDURES

7.1 The Woodstock Inland Wetlands and Watercourses Agency as established by the Town of Woodstock shall hear and decide appeals and requests for variances from the requirements of this ordinance.

7.2 The Woodstock Inland Wetlands and Watercourses Agency shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Building Official in the enforcement or administration of this ordinance.

7.3 Any person aggrieved by the decision of the Woodstock Inland Wetlands and Watercourses Agency Commission or any person owning land which abuts or is within a radius of one

hundred (100) feet of the land in question may appeal within 15 days after such decision to the State Superior Court as provided in Section 8-8 of the General Statutes.

7.4 SPECIFIC SITUATION VARIANCES

7.4.1 Buildings on an Historic Register

Variances "may" be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places of the State Inventory of Historic Places without regard to the procedures set forth in the remainder of this section, except for Section 7.5.3(a)-7.5.3(d), and provided the proposed reconstruction, rehabilitation, or restoration, will not result in the structure losing its historical character.

7.4.2 Pre-Existing, Small Lot Location

Variances "may" be issued by a community for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, in conformance with Section 7.5.3(a)-7.5.3(d).

7.4.3 Functionally Dependent Uses

Variances "may" be issued for new construction and substantial improvement and other development necessary for the conduct of a functionally dependent use provided the structure or other development is protected by methods that minimize flood damage, create no additional threat to public safety and meet the requirements of Section 7.5.3(a)-7.5.3(d).

7.4.4 Floodway Prohibition

Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

7.5 CONSIDERATIONS FOR GRANTING OF VARIANCES

7.5.1 In passing upon such application, the Woodstock Inland Wetlands and Watercourses Agency shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this ordinance and:

- (a) The danger that material may be swept onto other lands to the injury of others;
- (b) The danger to life and property due to flooding or erosion damage;
- (c) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- (d) The importance of the services provided by the proposed facility to the community;

- (e) The necessity of the facility to waterfront location, in the case of a functionally dependent facility;
- (f) The availability of alternative locations, not subject to flooding or erosion damage for the proposed use;
- (g) The compatibility of the proposed use with existing and anticipated development;
- (h) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
- (i) The safety of access to the property in times of flood for ordinary and emergency vehicles;
- (j) The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters, and the effects of wave action, if applicable, expected at the site, and;
- (k) The cost of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.

7.5.2 Upon consideration of the factors listed above, and the purposes of the ordinance, the Woodstock Inland Wetlands and Watercourses Agency shall attach such conditions to the granting of variances as it deems necessary to further the purposes of this ordinance.

7.5.3 Conditions for Variances

(a) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief; and in the instance of a historical building, a determination that the variance is the minimum necessary so as not to destroy the historic character and design of the building.

(b) Variances shall only be issued upon:

1. a showing of good and sufficient cause,
2. a determination that failure to grant the variance would result in exceptional hardship, and
3. a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on a victimization of the public or conflict with existing local laws or ordinances.

(c) Any applicant to whom a variance is granted shall be given written notice specifying the difference between the base flood elevation and the elevation to which the

structure is to be built and stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation up to amounts as high as \$25.00 for \$100.00 of insurance coverage.

(d) The Building Official shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency upon request.

7.6 PENALTIES FOR VIOLATION

Violation of the provisions of this ordinance of failure to comply with any of its requirements, including violation of condition and safeguards established in connection with grants of variance or special exceptions, shall constitute a misdemeanor. Any person who violates this ordinance or failed to comply with any of its requirements shall, upon conviction thereof, be fined not more than \$250.00 per day if proven done willfully and \$100.00 per day if not, or imprisoned for not more than 10 days for each day of violation or both, and in addition, shall pay all costs and reasonable legal fees involved in the case. Nothing herein contained shall prevent the Town of Woodstock from taking such other lawful action as is necessary to prevent or remedy any violation.

SECTION 8 VALIDITY

8.1 If any section, subsection, clause or phrase of this ordinance is, for any reason, found to be invalid by a Court of competent jurisdiction, such decision shall not effect the validity of the remaining portions of this ordinance.

8.2 This ordinance shall become effective 15 days after publication, as provided by law.

ORDINANCE CONCERNING TAX EXEMPTION FOR SOLAR ENERGY SYSTEMS

Adopted: August 24, 1977

Effective: September 15, 1977

SECTION 1 The provisions of Section 12-81 (56) and 12-81 (57) of the Connecticut General Statutes, Revision of 1958, as amended, permitting a property tax exemption for 'solar energy heating or cooling systems' and 'solar energy electricity generating systems' are hereby adopted by the Town of Woodstock.

ORDINANCE CONCERNING THE PLOWING OF SNOW

Adopted: February 2, 1978

Effective: February 23, 1978

SECTION 1 Resolved that no person, firm or corporation shall plow or deposit upon any town highway or road in the Town of Woodstock any accumulation of snow or ice that poses a hazard or constraint to the traffic flow. Any person violating this ordinance shall be fined no more than \$100.00.

Effective: March 1, 1979

1.2 "Hazardous waste material" shall mean any hazardous materials which are the end result or by product of any chemical manufacturing, mining, or energy generation treatment or process.

1.3 The term "hazardous waste disposal facility" shall be deemed to mean and include any building, structure, equipment or real estate which is used or intended to be used for the disposal or the storage, temporary or permanent, of any "hazardous waste material" or any such facility used in connection with a process or processes designed to recover materials for sale or re-use from any hazardous waste material. The term shall not include the Woodstock Landfill Area located on Paine District Road.

SECTION 2

2.1 No person, firm, corporation, governmental entity or any other organization, however constituted, shall dump, dispose, store or attempt to dump, dispose or store any hazardous material at the landfill site operated by the Town of Woodstock on Paine District Road without first obtaining a permit to do so from the Woodstock Board of Selectmen.

2.2 Application for such a permit shall be made on forms prescribed by the Board of Selectmen. Said application shall provide sufficient information, including but not limited to that required under Section 2.3 hereof to allow the Board prior to the issuance of such a permit, to make a finding that the disposal or presence of such materials within or upon the landfill area will not endanger the effectiveness nor life expectancy of the landfill area, endanger those using or employed at the landfill nor present a danger to the public health, welfare, and safety of residents or landowners within the proximity of the landfill area, or pose a threat of contamination of any stream, pond, aquifer or other natural water course, air quality, or endanger wildlife.

2.3 The permit application for disposal of such materials at the landfill area shall include:

- (a) The name and address of the applicant.
- (b) A description of the hazardous materials to be placed in the landfill area including their chemical composition.
- (c) A statement of the place of origin of said materials.
- (d) The quantity of the materials proposed for disposal or placement, both as to bulk and chemical composition.
- (e) If the applicant or the originating facility has previously disposed of or placed a similar type waste in some other site, the location of such site(s) and the quantity of the material disposed of or placed at such site(s).
- (f) Proof of compliance with any other law, statute or ordinance governing the storage or transportation of such hazardous materials prior to their disposal or placement at the Woodstock Landfill.

(g) Any special treatment or preparation that the applicant proposes or claims would minimize or eliminate a risk of contamination.

(h) Proof of compliance with all orders issued by the Department of Environmental Protection of the State of Connecticut concerning the storage, transportation or disposal of such material.

(i) An application fee in the sum of \$25.00.

(j) Any information that the Board may require in order to make the finding required in Section II-2.

2.4 Anything to the contrary notwithstanding, no permit shall be issued by the Board of Selectmen permitting the disposal or placement of hazardous materials in the Woodstock Landfill which materials shall have originated outside of the Town of Woodstock or are the result of any industrial or chemical process which are carried out or take place outside of the Town of Woodstock.

SECTION III

3.1 No person, firm, corporation, governmental entity or any other organization however constituted shall operate a hazardous waste disposal facility within the Town of Woodstock without a permit issued by the Board of Selectmen.

3.2 Application of the operation of a hazardous waste disposal facility shall be on such forms as prescribed by the Board of Selectmen. The application shall provide sufficient information, including but not limited to that required under Section III-3 hereof which shall allow the Board of Selectmen prior to approval of such application to make a finding that the presence of such a hazardous waste facility within the confines of the Town of Woodstock will not endanger the public health, safety and welfare of its citizens and will not create a significant risk that the facility, its operations or by-products therefrom will contaminate any natural body of water, water course, water supplies, aquifers or air quality, or endanger wildlife within said Town of Woodstock and that such facility shall be operated in compliance with any other applicable law or regulation.

3.3 The permit application for disposal of such materials shall include:

3.3.a The name and address of the applicant.

3.3.b A description of the hazardous waste materials to be stored in the facility, to be disposed of or processed at the facility, or to be used in any recovery process, including their chemical composition.

3.3.c A statement of the place of origin of said materials.

3.3.d The quantity of the materials proposed for disposal placement both as to bulk and chemical composition.

3.3.e A site plan prepared under the supervision of a professional engineer licensed by the State of Connecticut showing the location of such facilities, the location of all buildings, or structures or equipment located thereon, land contours, the location of any wetlands within the site or within one thousand feet thereof, any buffer strip proposed between the site and adjacent properties and any other improvements or changes in the natural condition of the site which are necessary or proposed for the operation of the facility.

3.3.f An application fee of \$500.00.

3.3.g Any other information that the Board may require in order to make the finding require in Section III-2.

3.4 Any facility licensed under the provisions of this ordinance shall be permitted to process, store or recover hazardous waste materials generated only within the Town of Woodstock.

SECTION IV

4.1 The Board of Selectmen may refer any such application to the Northeast District Department of Health for reports or recommendations concerning disposal or storage of said materials and may require any applicant to submit to said Department any information it shall deem necessary to complete said report or recommendation.

4.2 In processing any application submitted in accordance with this ordinance, the Board of Selectmen is empowered to retain the services of competent engineers or other scientific personnel to assist them in making a finding as to the propriety of issuing any such application.

4.3 Nothing in this ordinance shall be construed to limit or restrict the storage, use or disposal of wastes arising out of agricultural or horticultural activities within the Town of Woodstock so long as said activities are in compliance with any other said laws or regulations.

SECTION V

5.1 Upon filing of any completed application required under the terms of this ordinance and prior to issuing any permits, the Board of Selectmen shall cause a public hearing to be convened. Notice of the time and place of said hearing shall be published in a newspaper having a general circulation in the Town of Woodstock, not less than ten days nor more than twenty days prior to said hearing.

5.2 Any person wishing to be heard upon said application may appear at said hearing or any adjournment thereof. The Selectmen shall not be restricted in making any finding required by this ordinance to evidence or information adduced at said hearing.

5.3 Any permit issued hereunder may contain conditions deemed appropriate by the Board of Selectmen to further the purpose hereof and non-compliance with said conditions shall be cause of revocation of the permit.

SECTION VI

6.1 Any person, firm, corporation, governmental entity, or any other organization, however constituted, who shall violate any provision of this ordinance or any condition or requirement of a permit issued under the provisions of this ordinance shall be fined \$100.00. Each day of such a violation shall be construed as a separate offense.

This ordinance shall become effective fifteen (15) days after publication thereof in a newspaper having a circulation in the Town of Woodstock.

ORDINANCE CONCERNING THE CONSUMPTION OF ALCOHOLIC BEVERAGES ON PUBLIC AND PRIVATE PROPERTY

Adopted: June 17, 1981

Effective July 10, 1981

SECTION 1 The regulation of the consumption of "alcoholic liquor" on property, road and sidewalks maintained or owned by the Town of Woodstock and on abutting private property is hereby deemed necessary to eliminate littering, boisterous and tumultuous behavior and loitering and to insure the safety, order and welfare of the residents of the Town of Woodstock, their free access and movement on the sidewalks and streets and their enjoyment and use of property open to the public.

SECTION 2 For the purpose of this ordinance, "street" shall mean any state highway, town highway, or any other highway or road open to the general public even though said highway may not be formally accepted by the Town of Woodstock as a Town road. The term "Alcoholic Liquor" shall have the same meaning as is defined in Chapter 545 of the Connecticut General Statutes Revision of 1958 as amended.

SECTION 3 No person shall at any time consume alcoholic liquor upon any street located within the confines of the Town of Woodstock nor upon any premises over which the general public has a right of way, within twenty (20) feet of the bounds of any said street.

SECTION 4 No person other than the owner or resident shall consume alcoholic liquor upon any privately owned premises whereupon the owner has caused a sign to be posted as provided for in section six (6) of the ordinance.

SECTION 5 No person shall, without written permission from the Town of Woodstock, consume alcoholic liquor upon any premises owned or maintained by the Town of Woodstock for the use of the general public including but not limited to parks, playgrounds, public buildings and parking areas.

SECTION 6 Any property owner wishing to prohibit the consumption of alcoholic liquor on property owned by him in accordance with Section four (4) of this ordinance may post upon said premises a sign plainly visible containing a warning "CONSUMPTION OF ALCOHOLIC LIQUOR PROHIBITED BY AUTHORITY OF WOODSTOCK TOWN ORDINANCES."

SECTION 7 This ordinance shall not affect the consumption of alcoholic beverages within or upon any premises licensed by the State of Connecticut by authority of the State Liquor Control Commission.

SECTION 8 A violation of this ordinance shall be punishable by a fine of not more than \$50.00.

This ordinance shall become effective fifteen (15) days after publication thereof in a newspaper having a circulation in the Town of Woodstock.

ORDINANCE CONCERNING TRICENTENARY COMMITTEE

Adopted: October 5, 1983

Effective: November 4, 1983

Amendment I: December 10, 1984

Adopted: December 10, 1984

Effective: January 5, 1985

"This Ordinance is no longer in effect."

ORDINANCE PERTAINING TO THE APPOINTMENT OF CONSTABLES

Adopted: April 9, 1985

Effective: May 2, 1985

SECTION 1 Pursuant to the authority of Section 9-185 of the General Statutes of the State of Connecticut, Revision of 1958 as amended, Constables shall henceforth be appointed by the Board of Selectmen of the Town of Woodstock.

SECTION 2 The number of Constables to be appointed, their qualifications, duties and terms of office shall be determined by the Board of Selectmen of the Town of Woodstock from time to time. No term shall extend beyond the term of office of the appointing Board of Selectmen. A person may serve successive terms as a Constable.

SECTION 3 The Board of Selectmen of the Town of Woodstock shall have the right, with or without cause to terminate the term of office of any constable irrespective of the length of the term of his or her appointment.

SECTION 4 All appointed constables shall be electors of the Town of Woodstock.

SECTION 5 Presently elected constables shall complete their terms of office; which terms shall expire on November 19, 1985.

SECTION 6 This ordinance shall become effective fifteen (15) days after publication in a newspaper having circulation in the Town of Woodstock.

**ORDINANCE CONCERNING
THE DESIGNATION OF SCENIC ROADS**

Adopted: April 22, 1986

Effective: May 15, 1986

SECTION 1 Pursuant to the provisions of Section 7-149(a) of the Connecticut General Statutes (P.A. 81-401), the Planning Commission may designate town highways or portions of highways as scenic roads. No state highway or portion thereof may be designated as a scenic road under this ordinance.

SECTION 2 The Planning Commission shall consider designating as a scenic road only those town roads which are free of intensive commercial development and intensive vehicular traffic and which meet at least one of the following criteria:

- 2.a It is unpaved,
- 2.b It is bordered by mature trees or stone walls,
- 2.c The travel portion is no more than 20 feet in width,
- 2.d It offers scenic views,
- 2.e It blends naturally into the surrounding terrain, or,
- 2.f It parallels or crosses over brooks, streams, lakes or ponds.

SECTION 3

3.a When a highway is to be considered for designation as a scenic road, the Planning Commission shall schedule a public hearing on the proposal. Hearing notices and deadlines will be in accordance with the provisions of Section 8-26(d) and (h) and 8-26(e) of the Connecticut General Statutes. The Planning commission shall notify the Selectmen, the highway foreman, and owners of lot frontage abutting the highway or portion of a highway of the proposed designation and scheduled public hearing.

3.b Following the public hearing, the Planning Commission shall vote on the proposed designation. No highway or portion of a highway may be designated as a scenic road under this section unless the owners of a majority of lot frontage abutting a highway or a portion of the highway agree to the designation by filing a written statement of approval with the Town Clerk of the Town of

Woodstock. The designation shall become effective upon such date as the Planning Commission may establish.

3.c The scenic road designation may be rescinded by the Planning Commission, using the same procedures and having the written concurrence of the owners of a majority of lot frontage abutting the highway.

3.d Any person aggrieved by a designation of a highway or a portion of a highway as a scenic road pursuant to this Section by the Planning Commission may appeal such designation in the manner in utilizing the same standards of review provided for appeals from the decisions of Planning Commissions under Section 8-28.

SECTION 4

4.a No road which has been designated as a scenic road under this ordinance shall be altered or improved, including but not limited to, widening of the right of way or of the travel portion of the road, paving, changes of grade, removal of stone bridges, straightening, removal of stone walls, and removal of mature trees, except for good cause determined by the Planning Commission. Prior to the Planning Commission approving any alteration or improvement of a road designated as a scenic road under this ordinance. The Planning Commission shall schedule a public hearing on the proposed alteration or improvement. The Planning Commission shall notify the Selectmen, the highway supervisor, and owners of lot frontage abutting the highway or portion of the highway designated as a scenic road of the proposed alteration and improvement and scheduled public hearing. Hearing notices and deadlines shall be in accordance with the Provisions of Section 8-26D and 8-26E of the Connecticut General Statutes. Following the public hearing, the Planning Commission shall vote on the proposed future alterations and improvements and shall state the reasons for any such approved alterations or improvements in its minutes.

4.b Any highway or portion of any highway designated as a scenic road shall be maintained by the Town, in good and sufficient repair and is in passable condition. Nothing in this Section shall be deemed to prohibit a person owning or occupying land abutting a scenic road for maintaining and repairing the land which abuts the scenic road if the maintenance or repair occurs on land not within the right of way, paved or unpaved on the scenic road.

SECTION 5

This ordinance will become effective 15 days following its publication in a newspaper having circulation in the Town of Woodstock.

**ORDINANCE REGARDING USE OF
THE TOWN BEACH ON POND FACTORY ROAD
a/k/a MUDDY POND**

Adopted: October 21, 1986
Effective: November 13, 1986

SECTION 1

The Town Beach located on Pond Factory Road and the appurtenant parking areas shall be open to the public for use and recreation subject to the following restrictions:

1.1 No beer or alcohol or drugs shall be consumed or carried upon the premises.

1.2 There shall be no parking allowed in the area near the beach. All automobiles and other motor vehicles shall be parked in areas designated by the Selectmen. No parking shall be permitted on the west side of Pond Factory Road or in other areas that shall be posted by the Selectmen.

1.3 Use and access to the premises shall be limited to residents or property owners of the Town of Woodstock and their guests.

1.4 The Town may issue appropriate identification permits for use on automobiles or motor vehicles and charge a reasonable fee thereof.

1.5 The Selectmen, any designated Town employees or any peace officer may eject or remove any person from the premises who is not licensed to be thereon or who in the opinion of the Selectmen, such designated Town Employee or peace officer is creating a disturbance or whose behavior endangers or annoys others lawfully using the premises.

1.6 No fireworks shall be permitted on the premises. No fires shall be permitted on the premises except in the fireplaces provided thereof.

1.7 The premises shall be open for public use and recreation from 8:00 a.m. until one-half hour after sunset daily. No one shall be allowed to enter or to remain upon the premises other than during those hours. Exceptions may be granted by the Board of Selectmen.

1.8 No person shall deposit litter upon the premises except in designated receptacles and no person shall damage or remove any fireplace, tables, signs, refuse containers or other recreational equipment on the premises.

1.9 Members of the public shall use the facilities at their own risk.

1.10 The Board of Selectmen are empowered to make other rules and regulations as they may deem necessary.

1.11 No pets or animals shall be allowed in the water or on the beach beginning May 1 through September 30.

SECTION 2

Violation of this ordinance shall be deemed an infraction and punishable by a fine of not to exceed \$100.00 for each offense.

SECTION 3

This ordinance will take effect fifteen (15) days after it is published.

ORDINANCE CONCERNING LAND USE

Adopted: December 13, 1986

Effective: January 1, 1987

Expired: December 31, 1991

This ordinance is no longer in effect.

ORDINANCE CONCERNING THE COMPENSATION OF THE BUILDING OFFICIAL

Adopted: March 9, 1987

Effective: April 2, 1987

SECTION 1

The Building Official of the Town of Woodstock shall receive a salary in lieu of all fees and other compensation provided for in State Statute, Administrative Regulations and Town Ordinance. Said salary and hours of employment shall be fixed by the Board of Selectmen.

SECTION 2

Subsequent to the effective date of this ordinance, all fees or compensation payable to the Building Official by reason of State Statute, Administrative Regulation and Town Ordinance shall be collected by the Building Official and paid over to the Town Treasurer for deposit to the General Fund of the Town.

SECTION 3

This ordinance shall be effective 15 days after publication thereof in a newspaper having a circulation in the Town of Woodstock.

ORDINANCE PROVIDING FOR THE ASSIGNMENT AND AFFIXING OF VISIBLE STREET NUMBERS

Adopted: November 9, 1988

Effective: December 1, 1988

**AMENDMENT TO THE ORDINANCE PROVIDING FOR THE ASSIGNMENT
AND AFFIXING OF VISIBLE STREET NUMBERS**

Adopted May 31, 2006

Effective: June 24, 2006

BE IT ORDAINED THAT:

SECTION 1

The Town of Woodstock adopts as a numbering system for all property and structures fronting on any street or highway within the Town, those specification shown on a set of maps on file in the office of the Town Clerk, entitled Woodstock Street Numbering Maps

SECTION 2

The Town acting by the Board of Selectmen or its agent shall henceforth notify all property owners in Town of the number assigned to this property. Thereafter the Assessor shall note the assigned number on all notices of assessment or notices of changed assessment for new construction. The Town may change numbers, if necessary, to maintain coherence. Numbers must be displayed by owners within sixty days of notification by the Town.

SECTION 3

Numerals used to indicate the street identification number of buildings shall be located on the exterior front of the building which they identify or on a post, sign, mailbox or other device located between the building and the street. Such numerals shall be at least three (3) inches in height and shall be of a color contrasting with the color of the background material to which they are affixed. When affixed, they shall be positioned not less than four (4) feet nor more than twelve (12) feet from the surface of the ground directly below them. The location and size of such numerals shall be sufficient to assure their legibility when the building which they identify is viewed from one (1) or more points along the centerline of the street on which it fronts between projections of the sides of such building intersecting perpendicularly with such centerline.

If a building is set back more than one hundred (100) feet from the centerline of the street on which it fronts, or if numerals cannot be made legible from such centerline because of obstruction, the foresaid numerals shall be affixed to a post, sign, mailbox or other device which shall be located within ten (10) feet of the driveway entrance to the premises and which shall otherwise conform to the specification herein.

For buildings containing more than three (3) dwelling units which have entrances from interior passageways, numerals shall be affixed within five (5) feet of every door by which the building may be entered. Otherwise the specifications and locations for such numerals shall be as for other buildings.

Residential dwellings that consist of multiple units having different street numbers shall post the range of house numbers per building at a prominent location thereon, consisting of numerals that are no less than six (6) inches in height and of a color contrasting with the color of the background material to which they are affixed, such that the location be visible at least one hundred (100) feet to approaching emergency personnel. In addition, each individual unit shall have at its

front and rear entrances a visible number consisting of three-inch numerals in contrast to the background.

SECTION 4

The Town may assign numbers to private roads which have not been accepted by the Town, or which pass through private property and may designate a name for said road for the purpose of this ordinance. Such assignment of numbers or name shall not be construed as acceptance of such streets or highways or any portion thereof by the Town.

SECTION 5

Each owner, agent, or occupant of any building or part thereof who shall fail to affix the number assigned within sixty days of receiving notice shall be guilty of an infraction, and upon conviction of such shall be liable for the imposition of a fine not to exceed twenty dollars. Each day in which the failure to affix a number continues shall constitute a separate and distinct offense.

SECTION 6

The name of any road accepted by the Town shall be subject to approval by the Board of Selectmen, which may disapprove such designation if it is deemed to conflict with the name of any other road currently in use.

SECTION 7

This ordinance shall become effective 15 days from date of publication.

ORDINANCE REGULATING COLLECTION AND DISPOSITION OF GARBAGE, RUBBISH AND OTHER REFUSE

Adopted: November 9, 1988

Effective: January 1, 1989

SECTION 1

DEFINITIONS

"Commercial Collector" means any person, firm, or corporation charging a fee or other consideration for the collection, transportation, and/or dumping of garbage.

"Contractor" means those who collect and dispose of refuse as a secondary aspect of other commercial services, such as contractors and construction companies.

"Disposal Area" means solid waste facility owned by the Town of Woodstock on Paine District Road or any other for the dumping of garbage.

"Dumping" includes depositing, discharging, placing and disposing of garbage.

"Garbage" means unwanted or discarded materials, including solid, liquid, semi-solid or contained gaseous materials.

"Resident" means (a) in the case of individuals, those who reside, own real property containing a residence or operate a business in the Town of Woodstock, and (b) in the case of partnerships, firms or corporation, those having a place of business in the Town of Woodstock.

SECTION 2 RESTRICTIONS ON USE OF DISPOSAL AREA

Only persons, firms, or corporations whose residences or places of doing business are within the Town limits, shall be eligible for a permit to use the facilities of the Town Disposal Area for depositing of garbage, rubbish and other refuse originating in the Town. Municipal and Commercial refuse collection services and contractors operating in the Town are similarly eligible with respect to garbage originating in Town. No person, firm, or corporation, other than those herein designated shall, without written permission from the First Selectman or his designated agent enter into or upon the disposal area. The depositing at the disposal area of any garbage, rubbish, or any other refuse not originating in Woodstock shall constitute cause for fines and/or the suspension of the disposal area permit.

SECTION 3 PERMIT ISSUANCE AND REVOCATION

Applications for permits shall be obtained from the Office of the First Selectman, which office shall issue and revoke all permits authorizing the use of Disposal Area, subject to the provisions of this ordinance and other pertinent regulations. Appeals from denial or revocation of permits shall be made to the full Board of Selectmen. All permit stickers shall be affixed and displayed in the lower right interior corner of the motor vehicle windshield.

SECTION 4 ENACTMENT OF REGULATIONS

The Board of Selectmen is hereby authorized to enact from time to time other regulations, deemed in the public interest regarding the separation, recovery, collection, removal, storage, and disposition of garbage, rubbish and other refuse including recyclables and specially designated materials, in accordance with Connecticut General Statutes P.A. 87-544, and other applicable statute regulations.

SECTION 5 CONTRACTUAL AUTHORITY AND RECYCLING

The Board of Selectmen is authorized to employ and/or negotiate and enter into contracts with individual person, corporation, or governmental agencies for the separation, recovery, collection, removal, storage or disposition of garbage, rubbish, or other refuse, including recyclables.

SECTION 6 FEES

An annual fee for the use of the Disposal Area by residents and contractors and other eligible parties and additional fees for the deposit of specially designated materials (e.g. tires, machinery) may be established by the Board of Selectmen.

SECTION 7

LICENSING OF COMMERCIAL COLLECTORS

7.1 No "Commercial Collector" shall deposit garbage in the disposal area without first obtaining a license from the Board.

7.2 All licenses shall be for a period of one year from date of issuance. The license fee shall be paid in advance of the granting of said license. The fee for a license shall be set by the Board of Selectmen.

7.3 The Board is authorized and empowered prior to issuing a license to require evidence of liability insurance in effect covering all vehicles to be used to transport garbage into the disposal area.

7.4 Any licensee owning more than one vehicle and one removable body will provide a list of all vehicles and removable bodies to the Board. Changes in vehicles or removable bodies used to transport garbage to the disposal area shall be provided by the licensee as changes occur. The list shall designate each vehicle by Connecticut registration number, cubic yard capacity, tare weight, and gross weight.

7.5 A licensed commercial collector attempting to deposit garbage in the disposal area which was collected or generated in towns other than Woodstock shall be ordered to remove the vehicle from the disposal area immediately by any Board Member or its employees or agents or by the First Selectman, notwithstanding, the fact that part of said load of garbage was collected or generated in the Town of Woodstock.

7.6 Licenses must be in the possession of the operator of a vehicle described in the license and shall be shown on request at the time of dumping. No commercial collector shall be allowed to dump a load of garbage in the disposal area if the operator of the vehicle fails to have said license in his possession or fails to show said license on request. In such instances, such vehicle shall be ordered to be removed from the disposal area immediately by any of its employees, or agents, or by the First Selectman.

SECTION 8

FINES AND PENALTIES

Except where otherwise specified in this ordinance, any person or permittee violating any provision of this ordinance, or the regulations enacted hereunder, shall be subject to a fine of not more than \$100.00 for each offense, and/or revocation or suspension of the permit or license for use of a disposal area. In addition, the Town, or its agent reserves the right to refuse access to the disposal area where the provisions of this ordinance or regulations enacted hereunder are violated.

SECTION 9

UNLAWFUL DEPOSITING OF MATERIALS

Except as specifically permitted by the Town, it shall be unlawful for any person to throw upon the streets, or any other property under the control of the Town, or in any catch basin, fire hold, drain, river, or other waterway in the Town, any garbage, rubbish, or other refuse. No person, firm, or

corporation shall cause any garbage to be dumped at any other place other than the Town Disposal Area.

SECTION 10 PROHIBITING UNAUTHORIZED COLLECTION OF RECYCLABLES

No person(s) engaged in the business of separation, recovery, collection, removal, storage, or disposition of garbage, rubbish, or other refuse within the Town of Woodstock, except as specifically authorized by the Selectmen, shall pick up or procure any garbage, rubbish, or other refuse deemed recyclable under this ordinance or a valid regulation. This restriction shall also apply to any citizen, resident, taxpayer, or person who might engage in such practice for personal gain.

SECTION 11 HAZARDOUS SUBSTANCE

It shall be unlawful to dispose of within the Town of Woodstock, materials which are identified by the Resource Conservation and Recovery Act (RCRA) as hazardous materials.

SECTION 12 REPEALING OF INCONSISTENCIES

All ordinances or parts of ordinances, resolutions, regulations or other documents inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 13

This ordinance and the various parts, sentences, sections, clauses thereof, are hereby declared to be severable. If any part, sentence, section, or clause is adjudged invalid, it is hereby provided that the remainder of this ordinance shall not be affected thereby.

SECTION 14 ENFORCEMENT

The law enforcement agency of the Town of Woodstock shall be charge with enforcement of the provisions of this ordinance, together with Town Constables, and any legal recourse, civil or criminal, available to the Selectmen, may be exercised by them in furtherance of the enforcement of this ordinance.

SECTION 15 EFFECTIVE DATE

This ordinance shall be effective on January 1, 1989.

ORDINANCE ESTABLISHING INDIVIDUAL COST BASED FEES FOR MUNICIPAL LAND USE APPLICATION

Adopted: March 22, 1989

Effective: April 13, 1989

This ordinance is replaced completely by ordinance of same title adopted August 18, 2009

**ORDINANCE CONCERNING CLEARANCE OF TOWN ROADS FOR SNOW
REMOVAL**

Adopted: March 22 1989

Effective: April 13, 1989

SECTION 1 No automobile, truck, vehicle, nor any personal property of any kind or description shall be parked, placed, deposited, left or allowed to remain within the limits of any town road, so as in any way to prevent, impede, hinder, delay or interfere with the removal of snow or the plowing of a path or paths through the snow on such roads.

AMENDMENT I: SNOW REMOVAL ORDINANCE

Section 2 has been amended to include Constables

ADOPTED: OCTOBER 18, 1990

EFFECTIVE: NOVEMBER 8, 1990

SECTION 2 Any Constable or State Police Officer at the request of the First Selectman or Road Foreman may remove or cause to be removed from any town road within the Town of Woodstock any such automobile, truck, vehicle or personal property parked, placed, deposited, left or allowed to remain upon any town road within the Town of Woodstock in violation of the provisions of Section 1, hereof, to a garage or other place of storage, where the same shall be kept until repossessed by the owner or otherwise disposed of. The owner or other person entitled to possession of any such automobile, truck, vehicle or other personal property may recover possession thereof, upon payment of all expense and cost of removal and storage thereof.

This ordinance shall take effect fifteen (15) days after publication thereof in some newspaper having a substantial circulation in the Town of Woodstock.

**ORDINANCE CREATING
A WATER POLLUTION CONTROL AUTHORITY**

Adopted: March 22, 1989

Effective: April 13, 1989

SECTION 1

Pursuant to the provisions of Chapter 103 of the C.G.S., there shall be a Board or Commission within and for the Town of Woodstock known as the "Woodstock Water Pollution Control Authority."

SECTION 2

The WPCA of the Town of Woodstock shall be composed of five (5) members who shall be electors of the Town of Woodstock and who shall be appointed by a majority vote of the Board of Selectmen. Initially, the Board shall appoint five (5) members, one of whom shall hold office for a term of one (1) year; one of whom shall hold office for a term of two (2) years; one of whom shall hold office for a term of three (3) years; one of whom shall hold office for a term of four (4) years; and one of whom shall hold office for a term of five (5) years. Thereafter, members shall be appointed for a term of five (5) years or until their successors shall have been duly appointed and qualified.

**AMENDMENT I TO THE ORDINANCE CREATING A
WATER POLLUTION CONTROL AUTHORITY**

**Adopted: August 16, 1990
Effective: September 6, 1990**

RESOLVED, that the ordinance adopted at a town meeting held on March 22, 1989, creating a Water Pollution Control Authority be amended to change the composition of the Authority from three (3) at-large member, a member from the Board of Selectmen and a member from the Planning Commission to become an Authority of five (5) at-large members by deleting the following paragraph from Section 2 thereof:

"At least one (1) of the members shall be a member of the Board of Selectmen at the time of appointment, and at least one (1) of the members shall be a member of the Woodstock Planning Commission at the time of appointment. If either of said specially designated members shall cease to be a member of the Board of Selectmen or Planning Commission, as the case may be, during his/her term of office, then the next vacancy occurring on said Authority shall be filled by an individual currently a member of such Board or Commission, as the case may be, at the time the vacancy is filled, preference being given to a member of the Board of Selectmen."

This amendment will take effect 15 days after publication in a newspaper having substantial circulation within the Town of Woodstock.

SECTION 3

The "Woodstock Water Pollution Control Authority" shall administer and shall succeed to the powers and duties of the Town of Woodstock with respect to all existing contracts, agreements, rights, easements, choses in action, assets and liabilities governing public sewage systems located within the Town of Woodstock and all appurtenances thereto.

SECTION 4

The WPCA shall elect a Chairman and Secretary from its membership; adopt by-laws governing the conduct of its meetings; and may employ an agent or other employees to carry out its duties. The Authority shall maintain accurate accounts and financial records and render an annual report thereon to the Selectmen.

SECTION 5

The WPCA shall adopt rules and regulations concerning connections to the existing sewage system giving due consideration to capacity and existing connections and shall also establish fair and reasonable rates for said connections and use of the system after a public hearing as set forth in Section 7-255 of the Connecticut General Statutes.

SECTION 6

The members shall serve without compensation, but shall be reimbursed for necessary expenses.

SECTION 7

The presence of three (3) members will constitute a quorum to conduct business and no action of such Authority shall be valid unless authorized by a vote of the majority of all its members.

SECTION 8

A member of the Authority may be removed for inefficiency or neglect of duty or misconduct in office by the Selectmen after a hearing conforming to recognized standard of due process of law; a member shall be removed only after opportunity to be heard in person or by counsel before the Selectmen at least ten (10) days prior to which he shall have been given a copy of the charges and findings thereon, shall be filed in the Office of the Town Clerk of the Town of Woodstock.

SECTION 9

This ordinance shall become effective fifteen (15) days after publication in a newspaper having circulation in the Town of Woodstock.

ORDINANCE CONCERNING THE POLLING PLACE FOR THE TOWN OF WOODSTOCK

Adopted: January 30, 1990

Effective: February 18, 1990

BE IT ORDAINED that the place for holding all elections shall be at the new Town Hall, 415 Route 169, Woodstock, Connecticut.

ORDINANCE CONCERNING THE NORTHEAST REGIONAL RESOURCE RECOVERY AUTHORITY

Adopted: May 24, 1990

Effective: June 15, 1990

Rescinded: October 15, 1998

**AN ORDINANCE CONCERNING ZONING
IN THE TOWN OF WOODSTOCK**

Adopted: July 1, 1991

Effective: July 25, 1991

**AMENDMENT I ORDINANCE CONCERNING ZONING
IN THE TOWN OF WOODSTOCK**

Adopted: February 23, 2000

Effective: March 17, 2000

Section 1

The town of Woodstock hereby adopts the provisions of chapter 124 of the Connecticut general statutes.

SECTION 2

The Planning and Zoning Commission of the town of Woodstock shall consist of nine (9) members and three (3) alternate members who shall be electors of the town, holding no salaried municipal office, nor shall they be members of any other elected town board or commission. In the event that a member is absent or disqualified, the chairperson of the commission shall designate an alternate member to act in the place of the member.

SECTION 3

There is hereby created a Zoning Board of Appeals in and for the town of Woodstock, with all the powers and duties set forth in the General Statutes of the State of Connecticut, revision of 1958, as amended, relating to Zoning Board of Appeals.

SECTION 4

The Zoning Board of Appeals shall consist of five (5) regular members and three (3) alternate members, who shall be electors of the town, holding no salaried municipal office, nor shall they be members of any other elected town board or commission.

SECTION 5

Members of the Planning and Zoning Commission and alternate members shall be chosen in the following manner:

5.a as soon as is practicable after the adoption of this ordinance, the board of selectmen shall appoint nine (9) suitable persons to serve on the planning and zoning commission.

Four (4) for terms ending in November, 1993, and five (5) for terms ending in November 1995.

5.b thereafter, members shall be elected for four (4) year terms to replace those members whose terms are expiring.

5.c the board of selectmen shall also appoint (3) suitable persons as alternates members to said commission, one (1) for a term ending in November 1993, and two (2) for a term ending in November 1995.

5.d thereafter, alternate members shall be elected to four (4) year terms to replace those members whose terms are expiring.

SECTION 6

6.a the board of selectmen shall appoint five (5) suitable persons to serve on the zoning board of appeals, two (2) for two-year terms, and three for four-year terms.

6.b subsequent appointments shall be for four (4) year-terms to replace those members whose terms are expiring.

6.c the board of selectmen shall also appoint (3) suitable persons as alternate -members to the zoning board of appeals, one (1) for a two- (2) year term, and two (2) for four (4) year terms.

6.d subsequent appointments shall be for four (4) year terms to replace those alternate members whose terms are expiring.

Section 7

Vacancies occurring on the planning and zoning commission, or on the zoning board of appeals, may be filled from the numbers of the alternate members of each body by a majority vote of the remaining members for the unexpired portion of such member's term. Vacancies occurring among the alternate members shall be filled by appointment by the board of selectmen for the unexpired portion of such alternates member's term. All vacancies shall be filled within thirty (30) days from the date of their occurrence.

Section 8

The planning and zoning commission and the zoning board of appeals are each authorized to adopt by-laws and such other procedures as may, to them, seem necessary for the efficient management of their business. Copies of any such by-laws and/or rules shall be filed with the town clerk within ten days after adoption.

SECTION 9

REPEALED

SECTION 10

This ordinance and any amendments thereto shall become effective fifteen (15) days after publication.

HISTORIC PROPERTIES ORDINANCE

Adopted: December 4, 1991

Effective: December 26, 1991

SECTION 1

This ordinance is enacted pursuant to the provisions of Sections 7-147p through 7-147y inclusive of the general Statutes of Connecticut, as amended, herein sometimes referred to as the Act.

SECTION 2

The purpose of this ordinance is to preserve and protect buildings, archaeological sites, landscapes, and places of historic and cultural significance and their setting in Woodstock, Connecticut, recognizing them as landmarks in the history of the town, state, and nation.

The Quasset School and its site, including memorial plantings, are hereby established as an Historic Property. The boundaries of this property are fixed and defined as follows:

Beginning at the southwest corner of the designated Historic Property, on the north side of Frog Pond Road at its intersection with the east side of the West Access Road to the Woodstock Public School; thence north along the east side of said West Access Road, on hundred and seventy feet (170'); thence easterly two hundred and five feet (205') to a point on the western edge of the East Access Road to Woodstock Public School; thence south forty-three feet (43') along the west side of said road to a corner at the edge of Frog Pond Road; thence southwesterly along the north side of Frog Pond Road to the point first mentioned, making approximately one-half acre.

AMENDMENT I: HISTORIC PROPERTIES ORDINANCE

By adding to Section 2

Adopted: February 23, 2000

Effective: March 17, 2000

The Lois Banister residence and its site, including outbuildings, are hereby established as a historic property. The boundaries of this property are fixed and defined as follows:

“Northerly by land now or formerly of Francis L. Corbin; east by the cemetery; south by the road leading from West Woodstock to North Woodstock; west by the road from West Woodstock to Southbridge, containing two (2) acres, be the same more or less.” (Deed description from Woodstock land records, vol. 64, page 397, dated 8-27-91)

SECTION 3

An Historic Properties Commission (hereinafter called the "Commission") is hereby established to promote the purposes set forth in this ordinance and to perform all functions as provided in this ordinance and as shall from time to time be prescribed under the General Statutes of Connecticut. Said Commission shall consist of five (5) regular and three (3) alternate members, who shall be electors of the Town of Woodstock, holding no salaried municipal office in said Town, to be appointed within thirty (30) days of the effective date of this ordinance by the Board of Selectmen in such a manner that the term of at least one member shall expire each year, and their successors shall be appointed in like manner for terms of five years.

Vacancies shall be filled for the unexpired term and in the same manner as the original appointment.

Upon the establishment of the Historic Properties Commission, the Historic Properties Study Committee shall terminate and cease to exist.

SECTION 4

Within thirty (30) days after the appointment of the original members of the Commission, and annually thereafter, the regular members shall meet and elect officers as specified in the Act. Alternate members shall not participate in the vote for election of the Commission.

SECTION 5

The Commission shall have such powers, shall perform such functions and shall be subject to such limitations, as shall from time to time be prescribed by the applicable General Statutes of Connecticut. The Commission shall adopt rules of procedure and regulations not inconsistent with the provisions of said Statutes and may, subject to appropriation, employ clerical and technical assistance or consultants and may accept money gifts and expend the same for purposes.

SECTION 6

This ordinance shall take effect fifteen (15) days after publication of a favorable vote in a newspaper having a circulation in the Town of Woodstock.

PLANNING & ZONING FEE ORDINANCE

Adopted: December 26, 1991

Effective: January 14, 1992

This ordinance is replaced completely by ordinance titled Municipal Land Use Fees adopted August 18, 2009

**ORDINANCE TO ESTABLISH
A FLOOD AND EROSION CONTROL BOARD**

Adopted: June 29, 1992

Effective: July 23, 1992

A Flood and Erosion Control Board is established for the Town of Woodstock, Pursuant to section 25-84 of the General Statutes, as amended. The board shall be composed of five (5) members as follows: every member of the Board of Selectmen; the Chairman of the Conservation Commission; and the Chairman of the Inland Wetlands and Watercourses Commission. Their terms on the Flood and Erosion Control Board to run with their terms in the allocating position.

The Flood and Erosion Control Board will have all of the powers and duties specified in sections 25-84 to 25-98 of the General Statutes.

This ordinance shall become effective fifteen days after publication thereof in a newspaper having circulation in the Town of Woodstock.

**ORDINANCE REGARDING TAX ABATEMENTS
FOR DAIRY FARMS**

Adopted: June 29, 1992

Effective: July 23, 1992

**AMENDMENT I: ORDINANCE REGARDING TAX ABATEMENTS FOR DAIRY
FARMS & FRUIT ORCHARDS**

Amended: May 3, 1999

Effective: June 4, 1999

WHEREAS, the Board of Selectmen of the Town of Woodstock (Board of Selectmen) believes that the preservation of farmland and open space is vitally important to retaining Woodstock's rural character and its high quality of life; and

WHEREAS, Connecticut General Statutes §12-Blni, allows towns to abate up to fifty percent of the property taxes on any dairy farm or fruit orchard, Including a vineyard for the growing of grapes for wine, and to recapture abated taxes in certain circumstances in the event of a sale of the property; and

WHEREAS, the Board of Selectmen wishes to establish a mechanism whereby tax relief can be granted to dairy farms and fruit orchards, including vineyards for growing of grapes for wine, as provided by law;

NOW, THEREFORE, BE IT ORDAINED, that the Town of Woodstock ("Town") may abate property taxes on dairy farms or fruit orchards, including vineyards for growing of grapes for wine,

and recapture taxes so abated in the event of sale, in accordance with the following procedures and requirements:

1. Any action by the Town concerning the abatement of property taxes for dairy farms or fruit orchards (for the purposes of this ordinance, the term “fruit orchard” shall include a vineyard for the growing of grapes for wine), or the recapture of any taxes so abated, is done pursuant to Connecticut General Statutes §12-81m, as such statute or any successor statute may be amended from time to time.
2. A request for an abatement must be made by application to the Board of Selectmen and to the Town’s Board of Finance (the “Board of Finance”) by the record owner of the property, or tenant with a signed, recorded lease of at least three years, which lease requires tenant to pay all taxes on the dairy farm or fruit orchard as part of the lease.
3. In order for an abatement to apply for the tax year beginning July 1, of any year, the application must be submitted by October 1 of the preceding year.
4. Abatement is only, Available for “Dairy farms’ and “fruit orchards”. The applicant must provide the Board of Selectmen and the Board of Finance with evidence to support the status of the farm as a “dairy farm” or “fruit orchard”.

In determining whether a farm is a “dairy farm”, the Board of Selectmen and the Board of Finance shall take into account, among other factors: the acreage of the farm; the nature of the barns, other structures, and equipment on the farm; the number and types of livestock on the farm; the quantities of milk sold by the farm; the gross income of the farms derived from dairy-related activities; the gross income of the farm derived from other types of activities; and evidence of Dairy Farm or Milk Producing Permit or Dairy Plant or Milk Dealer Permit, as provided by Connecticut General Statutes §22-172 or §22-173.

In determining whether an orchard is a “fruit orchard”, the Board of Selectmen and the Board of Finance shall take into account, among other factors; the acreage of the orchard; the nature of the structures and equipment on the orchard; the gross income of the orchard derived from the sale of fruit (including grapes for wine); and the gross income of the orchard or the property of which the orchard is a part derived from other types of activities.

Residential dwellings and residential lots are excluded from this abatement ordinance.

5. Upon affirmative vote by both the Board of Selectmen and the Board of Finance, the Town may abate up to fifty percent (50%) of the property taxes for a dairy farm or “fruit orchard”.
6. Any abatement will continue in force for five years, or until such time as the property is sold, or until such time as the property ceases to be a “dairy farm” or “fruit orchard”, whichever comes first.
7. The property owner receiving the abatement must notify the Board of Selectmen and the Board of Finance in writing within thirty (30) days of the sale of the property or the cessation of

operations as a “dairy farm” or “fruit orchard”.

8. Upon sale of the property, and subject to the provisions of section 9 herein, the property owner must pay to the Town a percentage of the original amount of the taxes abated, pursuant to the following schedule:

<u>Number of Years Sale Follows Abatement for Given Tax Year</u>	<u>Percentage of Original Amount of Taxes Abated which Must be Paid</u>
More than 10	0
Between 9 and 10	10%
Between 8 and 9	20%
Between 7 and 8	30%
Between 6 and 7	40%
Between 5 and 6	50%
Between 4 and 5	60%
Between 3 and 4	70%
Between 2 and 3	80%
Between 1 and 2	90%
Between 0 and 1	100%

9. Upon affirmative vote by the Board of Selectmen and the Board of Finance, the Town may waive any of the amounts which would otherwise be owed pursuant to Section 8 herein if the property continues to be a dairy farm or fruit orchard after the sale of the property or continues to be used as “farm land”, “forest land” or “open space”, as those terms are defined in Section §12-107b of the Connecticut General Statutes, after the sale of the property.

10. The Taxes owed to the Town pursuant to Sections 8 and 9 hereof shall be due and payable by the record property owner/granter to the Town Clerk of Woodstock at the time of recording of her/his deed or other instrument of conveyance. Such revenue received by the Town Clerk shall become part of the general revenue of the Town. No deed or other instrument of conveyance which is subject to the recapture of tax, as set forth in Section 8 hereof, shall be recorded by the Town Clerk unless the funds due under the recapture provisions of Section 8 hereof have been paid, or the obligation has been waived pursuant to section 9 hereof.

11. The tax assessor shall file, not later than 30 days after abatement is approved by the Board of Selectmen and the Board of Finance, with the Town Clerk, a certificate for any dairy farm or fruit orchard land that has been approved for a tax abatement, which certificate shall set forth the date of initial abatement and the obligation to pay the recapture funds as set forth in Section 8 hereof. Said certificate shall be recorded in the land records of the Town of Woodstock.

ORDINANCE DOUBLING EXEMPTIONS OF FARM MACHINERY FROM TAX

Adopted May 1, 2002

Effective May 19, 2002

Pursuant to the authority of General Statutes 12-91(b), the Town of Woodstock hereby provides an additional exemption from property tax for all farm machinery qualified for exemption under section (a) of said statute to the extent of an additional assessed value of one hundred thousand dollars, subject to the same limitations as the exemption provided under subsection (a) and further subject to the application and qualification process provided in subsection (c) of said statute, this ordinance to be effective with assessment years beginning October 1, 2001.

NUCLEAR FREE ZONE ORDINANCE

Adopted: May 17, 1993

Effective: June 10, 1993

WHEREAS, we the citizens of Woodstock wish to affirm our right to control our own town and exclude nuclear materials which threaten our health and economic well-being,

RESOLVED that the Town of Woodstock shall be and is established as a Nuclear Free Zone, wherein no nuclear materials, radioactive components or nuclear weapons system components, whether experimental, commercial or military, may be manufactured, positioned, stored or disposed of,

EXCEPTING medical applications of nuclear material and the temporary storage of such material on the site where it is used for a period not to exceed one year; industrial radiography and tracer processes, consumer use of radioactive smoke detectors and light emitting watches, and the transmittal of electrical energy that may be of nuclear source to or through the town.

FURTHER, no radioactive wastes or nuclear components of any kind shall be transported through the Town of Woodstock except in clearly marked vehicles and with at least three days advance notice to town officials of times and routes of transit.

FURTHER, neither the Town of Woodstock nor any of its town officials or employees shall participate in any action leading to the siting of a nuclear storage facility in the town.

PENALTY for any person, firm or corporation who violates the provisions of this ordinance shall be a fine of not more than \$500 for each such violation. Each and every violation of this ordinance shall constitute a separate offense. Each day's failure to comply with this ordinance shall constitute a separate offense.

DEFINITION of "radioactive materials": Any radioactive products or materials generated, refined or made radioactive by a government agency and pursuant to federal or state government contract or license and including that which the United States Nuclear Regulatory Commission classified as low-level radioactive waste as of January first, 1989 but which may be classified as "below regulatory concern" according to EPA and NRC policy announced the following year.

If any section, sub-section, paragraph, sentence, or word of this Ordinance shall be held to be invalid, either on its face or as applied, the invalidity of such provision shall not affect the other sections, sub-sections, paragraphs, sentences or words of the Ordinance and the applications thereof; and to that extent the sections, subsections, paragraphs, sentences or words of this Ordinance shall be deemed severable.

This Ordinance shall take effect 15 days after publication in a newspaper having substantial circulation in the Town of Woodstock.

ORDINANCE PROVIDING FOR THE APPOINTMENT OF A MUNICIPAL HISTORIAN

Adopted: September 27, 1994

Effective: October 19, 1994

Section 1 APPOINTMENT AND TERM OF OFFICE

1.1 Pursuant to Connecticut general statutes section 7-148(c)(5)(d), the board of selectmen of the town of Woodstock may, from time to time, appoint a municipal historian.

1.2 The municipal historian shall not be considered an employee of the town of Woodstock but shall serve at the pleasure of the board of selectmen. The term of office of the municipal historian shall run from the time of appointment until such time as the municipal historian is removed from office by the board of selectmen but in no event shall such term exceed the term of office of the appointing board of selectmen unless the municipal historian is reappointed by the succeeding board of selectmen. The municipal historian may be removed from office at any time by the board of selectmen with or without cause.

Section 2 QUALIFICATIONS

The municipal historian shall have appropriate education and/or experience; shall demonstrate a knowledge and understanding of current principles of archival arrangement and document conservation methods, shall demonstrate a knowledge of architecture, local and regional history; and shall be a resident of the Town of Woodstock.

Section 3 DUTIES AND RESPONSIBILITIES

It shall be the duty of the municipal historian:

3.1 To promote and pursue, with enthusiasm and good will, the education of the public, including serving as a resource to the town's educators, as to the heritage and history of Woodstock, and to help foster interest in and appreciation of this heritage and its lessons in any and all ways deemed desirable and effective.

3.2 To act as an advisor and consultant to other town officials on any and all matters affecting historic assets and historical resources in the town of Woodstock and to act as an advocate on behalf of the interest of such resources and their preservation.

3.3 To act as a liaison in working with appropriate local, state and federal agencies in pursuing desired preservation goals and policies.

3.4 To create, maintain and make available to the public, inventories of the public records, historic assets, and historical resources in the town of Woodstock, and to cooperate with state and federal agencies with regard to making such information available.

3.5 To collect and preserve any material relating to history which will aid in the understanding, interpretation and protection of the public records that are not within the jurisdiction of the town clerk, to acquire and preserve on behalf of the town, historic asset and historic resources of the town and region; cooperate with private citizens and private agencies who have a need for access to public records in the pursuit of private history; and facilitate the effort of private organizations in acquiring and preserving historic assets which properly belong in the private domain. (That is, the municipal historian should not compete with private organizations in the acquisition of material not created by a public agency for public use).

3.6 To provide for the preservation of any historical material collected, to maintain up-to-date acquisition records on such material, and, upon expiration of term of office or removal therefrom to turn such material and records over to the succeeding municipal historian or to the board of selectmen.

3.7 To make an annual report to the board of selectmen relating the work that has been accomplished during the preceding year, establishing goals for the coming year, and bringing to the attention of the board of selectmen any need for changes in policy. This report should be submitted to the board of selectmen by July 31st of the following year.

Section 4 RESPONSIBILITIES OF THE BOARD OF SELECTMEN.

4.1 The board of selectmen may provide the municipal historian with work space, materials and equipment; and materials required for proper storage of materials collected.

4.2 The board of selectmen is authorized and empowered to approve and facilitate efforts by the municipal historian to apply for appropriate grants from state, federal and private sources for undertaking projects that fall within the responsibilities of the office, and to remunerate the municipal historian for work accomplished under such grants.

4.3 While the municipal historian shall serve without compensation, the board of selectmen will establish reasonable charges which he/she may collect as compensation for specific service performed for the public.

Section 5

This ordinance shall become effective fifteen (15) days after the publication in a newspaper having substantial circulation in the Town of Woodstock.

**HISTORIC DISTRICT ORDINANCE
TOWN OF WOODSTOCK, CONNECTICUT
Adopted: November 15, 1995
Effective: December 9, 1995**

Be it ordained by the Town of Woodstock to adopt the following Historic District Ordinance, pursuant to the provisions of Sections 7-147a to 7-147k, inclusive as amended, of the General Statutes of Connecticut.

SECTION I: PURPOSE

To promote the educational, cultural, economic, and general welfare of the public through the preservation and protection of buildings, places, and districts of the Town which are important for their historical and architectural values, the Board of Selectmen is hereby authorized to establish an Historic District Commission in the Town of Woodstock. The Woodstock Hill Historic District shall be the first historic district protected under this ordinance.

SECTION II: COMMISSION

The Historic District Commission (hereinafter called the "Commission") shall promote the purposes set forth in this ordinance and perform all functions as provided in this ordinance and as shall from time to time be prescribed under the General Statutes of Connecticut. Said Commission shall consist of five (5) regular and three(3) alternate members, who shall be electors of the Town of Woodstock, holding no salaried municipal office in said Town, to be appointed within thirty (30) days of the effective date of this ordinance by the Board of Selectmen in such a manner that the term of at least one member shall expire each year, and their successors shall be appointed in like manner for terms of five years. Vacancies shall be filled for the unexpired term and in the same manner as the original appointment. At least one member of the Commission shall reside in the historic district, or each of the historic districts, as appropriate, under the jurisdiction of the Commission, if any persons reside in any such district(s) and are willing to serve on the Commission. The Commission shall elect annually a chairperson, a vice-chairperson and a clerk from its own number. Each member and alternate shall continue in office until his/her successor is duly appointed, shall serve without compensation, and may be appointed for another term or terms.

SECTION III: CERTIFICATE OF APPROPRIATENESS

Except as described in Section V(c), no building or structure shall be erected, altered, restored, moved or demolished within an historic district until after an application for a Certificate of Appropriateness as to exterior architectural features has been received and approved by the Commission. No building permit for erection of a building or structure or for alteration of an exterior architectural feature within an historic district shall be issued by the Town of Woodstock or any department, agency or official

thereof until a Certificate of Appropriateness has been issued. A Certificate of Appropriateness shall be required whether or not a building permit is required.

As used above, "building" means a combination of materials forming a shelter for persons, animals or property; and "structure" means any combination of materials, other than a building, which is affixed to the land, and shall include, but not be limited to signs, monuments, lighting, fences and walls.

No area within an historic district shall be used or expanded for industrial, commercial, business, home industry, occupational or institutional parking until after an application for a Certificate of Appropriateness as to parking has been submitted and approved by the Commission.

SECTION IV: UNREGULATED ACTIVITIES

This ordinance shall not be construed to regulate:

1. the color of paint on the exterior of any building or structure;
2. interior arrangements or use;
3. the ordinary maintenance or repair of any exterior feature which does not involve a change of design or appearance;
4. exterior architectural features not visible from a public street, way or place.

SECTION V: PROCEDURES

a. Filing Application. An application for a Certificate of Appropriateness shall be filed with the Commission through the office of the Building Inspector.

b. Notice, Hearings, Approvals and Appeals. The Historic District Commission shall hold a public hearing upon each application for a Certificate of Appropriateness unless the Commission determines that such application involves items not subject to approval by the Commission. The Commission shall fix a reasonable time and place for such hearing. Notice of the time and place of such hearing shall be given by publication in the form of a legal advertisement appearing in a newspaper having a substantial circulation in the Town of Woodstock not more than fifteen days and not less than five days before such hearing.

i) Within not more than sixty-five days after the filing of an application, the Commission shall pass upon such application and shall give written notice of its decision to the applicant. If approval is granted, a Certificate of Appropriateness will be issued by the Commission. Failure of the Commission to act within said sixty-five days shall constitute approval and no other evidence of approval shall be needed.

ii) If a Certificate of Appropriateness has been denied, the Commission shall place upon its records and in the notice to the applicant the reasons for its determination.

iii) All hearings and meetings of the Commission at which decisions are made shall be open to the public. The Commission shall keep a permanent record of its resolutions, transactions and determinations and of the vote of each member participating thereon.

iv) Any person aggrieved by a decision of the Commission may appeal to the Superior Court in accordance with Section 7-147i of the Connecticut General Statutes.

v) The Commission may issue a Certificate of Appropriateness with stipulations.

c. Adoption of Rules. The Commission shall adopt rules of procedure which it deems necessary to carry out the intent of sections 7-147a through 7-147k of the General Statutes and expressed in Section I of this ordinance. The Commission shall adopt regulations not inconsistent with the provisions of sections 7-147a through 7-147k, inclusive as amended, to provide guidance to property owners as to factors to be considered in preparing an application for a Certificate of Appropriateness. Such regulations shall not be such as to bind the Historic District Commission to any uniform or necessarily traditional style throughout the district, but shall look both to the protection of the old and to the interest and distinctiveness of this community. The purpose of regulations should be to uphold the general spirit of preserving the character of a district, but the Commission will in its deliberations include ample consideration of the traditional importance to the town of educational, religious, civic and agricultural activities. Specifically, in the interests of promoting the welfare of the town, the following structures and buildings will be brought to the Historic District Commission for review, but will be exempt from requiring a Certificate of Appropriateness: 1) all institutional construction beyond one hundred fifty feet from a public way that is intended for or in support of outdoor athletic activity and 2) portable classrooms that are in place no more than three years, renewable for one additional three-year period by agreement between the institution involved and the Commission.

SECTION VI: ENFORCEMENT

Regulations and orders of the Commission shall be enforced by the Building Inspector.

SECTION VII: EFFECTIVE DATE

This ordinance shall take effect fifteen (15) days after its publication in a newspaper having a substantial circulation in the Town of Woodstock.

SECTION VIII: WOODSTOCK HILL HISTORIC DISTRICT BOUNDARIES

The Woodstock Hill Historic District shall be the first district considered under this ordinance. The boundaries of this district are fixed and defined as follows:

The Woodstock Hill Historic District is located in the Town of Woodstock, Connecticut, in the village known as Woodstock Hill, and includes land and buildings that extend along or about the following

roads: Child Hill Road, Connecticut Route 169, Pulpit Rock Road, Old Hall Road, Academy Road, Hill Cemetery Road, Roxbury Road, Plaine Hill Road and Connecticut Route 171. The district is bounded as follows, beginning at the southern edge of the right of way of Connecticut Route 171 and the northeast corner of Plat 64/Lot 28(hereafter written as 64/28); thence southerly along the eastern boundary of 64/28 with 64/27A to a corner; thence westerly along the boundary between 64/28 and 64/27 to a corner; thence southerly along the boundary between 64/28 and 64/27 to a corner with 64/29; thence westerly along the boundary between 64/28 and 64/29 to a corner; thence northerly along the boundary between 64/28 and 64/29 to the northwest corner of the property at the southern edge of the right of way of Connecticut Route 171; thence along the same northerly line across Connecticut Route 171 to the southern property line of 50/4; thence westerly along the southern boundary of 50/4 along the northern side of Connecticut Route 171 to the southwest corner of 50/4 where it meets 50/4A; thence northerly along the boundary between 50/4 and 50/4A till it comes to a corner on the south side of West Road; thence easterly along the south side of West Road to a corner with 50/4; thence northerly along the boundary between 50/4 and the end of the West Road right of way; thence easterly along the boundary between 50/4 and 50/23 to a corner; thence northerly along the boundary between 50/4 and 50/23 and 50/21 to a corner at the southern boundary of 50/6; thence easterly along the boundary between 50/4 and 50/6 and between 50/4B and 50/5A to a point where the southwest corner of 50/5 joins the north boundary of 50/4B; thence northerly along the property line between 50/5 and 50/5A, continuing across the undivided 50/6 in a line even with the west boundaries of 50/5 and 50/7 to the southwest corner of 50/7; thence northerly along the boundary of 50/7 with 50/6 to a corner where the boundary of 50/7 intersects with 50/9; thence westerly along the boundary between 50/9 with 50/6 to a corner; thence northerly along the boundary between 50/9 with 50/6 to a corner where the boundary intersects with 50/13; thence westerly along the boundary between 50/6 and 50/13 to a corner; thence westerly along the boundary between 50/13B-4 with 50/13B-3 and 50/13B-2 to a corner; thence westerly across the undivided 50/13B-2 to the southernmost corner of 50/13B-1 with 50/13B-2; thence continuing in a westerly direction along the boundary between 50/13B-1 and 50/13B-2 to a corner, continuing northwesterly to a corner at the east side of the right of way of Old Hall Road; thence continuing northerly along the east side of the right of way of Old Hall Road and the boundary with 50/13B-1, 50/13B, and 50/16D to a point opposite the southeast corner of 49/2H; thence westerly crossing Old Hall Road on a line even with the south boundary of 49/2H and 49/2 to a corner; thence northerly along the boundary between 49/2 and 49/2G to a corner; thence easterly along the boundary between 49/2 and 49/2G to a corner; thence northerly along the boundary between 49/2 and 49/2G to a corner; thence easterly along the boundary between 49/2 and 49/2G to a corner; thence northerly along the boundary between 49/2 and 49/2G to a corner; thence southwesterly along the northwest boundary of 49/2G to a point opposite from the eastern corner of 49/6 where it intersects with the southeastern boundary of 49/3F; thence northeasterly along the southeasterly boundary of 49/3F and 49/3 to the southerly side of the right of way of Pulpit Rock Road to a corner; thence northerly across Pulpit Rock Road on a line even with the eastern boundary of 32/27 and 32/5, and continuing northerly along this line to a corner; thence running easterly along the boundary between 32/5 and 32/28 to a corner; thence northeasterly along the boundary between 32/5 and 32/1 and 32/3B to a corner; thence easterly along the boundary between 32/5B and 32/3B and 32/4 to the northwest corner of 32/4 at the west side of the right of way of Connecticut Route 169; thence continuing along the same line across Connecticut Route 169 to the east side of the right of way of Connecticut Route 169 and the boundary of 29/1; thence turning northerly along the east side of the right of way of Connecticut Route 169 along the boundary with

29/1H to a corner on the south side of North Running Brook; thence turning and running northeasterly along the south side of North Running Brook approximately 225 feet; thence turning and running southeasterly through the undivided 29/1 to the westerly boundary of 29/1K and 29/1J on a line even with the line dividing 29/1K and 29/1J; thence continuing on the same line along the boundary between 29/1J and 29/1K to a corner; thence southeasterly along the boundary between 29/1J AND 29/5 to a corner at the north side of the right of way of Child Hill Road; thence southwesterly along the north side of the right of way of Child Hill Road to a point opposite the boundary between 53/12I and 53/12H; thence crossing Child Hill Road on a line even with the boundary and along the boundary between 53/12I and 53/12H to a corner; thence southwesterly along the boundary between 53/12D and 53/12I and 53/13 to a corner; thence southerly along the boundary between 53/12D and 53/14 to a corner; thence easterly along the boundary between 53/12D and 53/15D to a corner; thence southeasterly along the boundary between 53/12D and 53/15D and 53/15B to a corner; thence easterly along the boundary between 53/12D and 53/15D to a corner; thence southerly along the boundary between 53/12D and 53/15D to a corner; thence easterly along the boundary between 53/12D and 53/3 to a corner at the west side of the right of way of Roxbury Road; thence easterly across Roxbury Road on a line perpendicular to the right of way to the east side of the right of way of Roxbury Road; thence southerly along the east side of the right of way of Roxbury Road and the west boundary of 52/8 to a corner; thence easterly along the boundary between 52/8 and 52/9A to a corner; thence southerly along the boundary of 52/8 and 52/9A and 52/9 to a corner; thence easterly along the boundary of 52/8 and 52/10 to a corner; thence southerly along the boundary of 52/8 and 52/10 and 52/12A to a corner; thence easterly along the boundary between 52/8 and 52/12B to a corner; thence northerly along the boundary between 52/8 with 52/12B to a corner; thence easterly along the boundary between 52/8 with 52/12B to a corner; thence southerly along the boundary between 52/12B and 52/7 to a corner; thence easterly along the boundary between 52/7 and 52/13 to a corner; thence southerly along the boundary between 52/13 and 52/16; thence southerly across the undivided 52/16 to the northwest corner of 52/16B; thence southerly along the boundary between 52/16B and 52/16 to a corner at the north side of the right of way of Connecticut Route 169; thence westerly along the north side of the right of way of Connecticut Route 169 along the boundary with 52/15, 52/15D, 52/15A, 52/15B and 52/14A to a point approximately 125 feet west of the junction of 52/15B with 52/14A; thence turning and running southwest across Connecticut Route 169 on a line along the north side of a right of way or former lane parallel to and 20 feet north of the northern boundary of 51/1 and 51/3, and continuing on this line across the right of way of Plaine Hill Road to a point on the west side of the right of way of Plaine Hill Road at the southeastern corner of 50/4B and northeastern corner of 50/4; thence continuing south along the west side of the right of way of Plaine Hill Road along the boundary with 50/4 to a corner at the north side of the right of way of Connecticut Route 171; thence crossing the right of way of Connecticut Route 171 in a southeasterly direction to the point of beginning on the south side of the right of way of Connecticut Route 171 and the northwest corner of 64/27A.

The boundaries are also delineated on the "Map of the Boundaries of the Woodstock Hill Historic District" attached to this ordinance and filed with the Town Clerk of the Town of Woodstock on May 22, 1995.

SECTION IX: AMENDMENT AND ADDITION OF NEW DISTRICTS

a. This Ordinance may be amended by the legislative body of the Town of Woodstock if such amendments do not involve changing district boundaries or the creation of new districts, as provided for in Connecticut General Statutes Section 7-147c. The Commission may suggest amendments to said legislative body.

b. The Commission may, from time to time, by following the procedure for creation of an historic district provided for in Connecticut General Statutes Section 7-147b, suggest that an historic district be enlarged or that additional districts be created. Where additional property is to be included within an existing district, the owners of such additional property shall vote pursuant to Subsection (g) of Connecticut General Statutes Section 7-147b.

WITCHES WOODS BOAT ORDINANCE

Adopted: September 22, 1995

Effective: November 22, 1995

SECTION ONE:

No person shall operate a boat having a motor or engine of more than seventy (70) horsepower on Witches Woods Lake, Woodstock, Connecticut.

SECTION TWO:

No person shall operate a power boat at a speed in excess of twenty-five (25) miles per hour on Witches Woods Lake at any time. In addition, no person shall operate a power boat in excess of five (5) miles per hour between the hours of one-half (1/2) hour before sunset and (a) 9:00 a.m. on the following morning in the case of weekdays, or (b) 12:00 noon on the following day in the case of Saturdays, Sundays or Holidays.

SECTION THREE:

Section one of this ordinance shall not apply to any boat having an inboard motor in excess of seventy (70) horsepower which has been operated on the lake prior to the adoption of this Ordinance.

SECTION FOUR:

Any person who violates the provisions of Section One or Section Two of this Ordinance shall be fined not more than One Hundred (\$100.00) Dollars.

SECTION FIVE:

Upon passage by the legislative body of the Town of Woodstock, this Ordinance shall be submitted to the Commissioner of Environmental Protection, and, if not disapproved by the Commissioner within sixty (60) days thereafter, shall become effective upon the expiration of such sixty

(60) day period; provided, however, that Section One shall become effective upon the later of (a) the expiration of such sixty(60) day period or (b) January 17, 1997.

**ORDINANCE ESTABLISHING A
VETERANS ADVISORY COMMITTEE IN THE
TOWN OF WOODSTOCK**

**Adopted: July 2, 1997
Effective: August 1, 1997**

There shall be established in the Town of Woodstock, a Veterans' Advisory Committee to assist any and all veterans of the Town of Woodstock. The duties of said Veterans' Advisory Committee shall consist of those enumerated in Section 27-135 of the General Statutes of Connecticut.

The Veterans' Advisory Committee shall consist of five members who shall be veterans and electors of the Town, who shall be appointed by the Board of Selectmen for a term of two years, such term to run concurrently with the term of the Board of Selectmen. The Board of Selectmen shall fill any vacancies in said Veterans' Advisory Committee by an appointment for the unexpired portion of the term.

Any member of the Veterans' Advisory Committee may be removed by the Board of Selectmen for just cause provided that, before removal, charges shall be presented in writing to such member, and that member shall be afforded reasonable opportunity to be heard in his/her own defense.

The Veterans' Advisory Committee shall meet at such time and place to be determined by it. It shall appoint its own chairman and secretary in accordance with its own regulations.

A "veteran" under this ordinance means any person honorably discharged from or released under honorable conditions from active service in the armed forces, while "armed forces" shall mean the United States Army, Navy, Marine Corps, Coast Guard and Air Force.

This ordinance shall take effect after passage and fifteen day after publication thereof in a newspaper having substantial circulation in the Town of Woodstock.

**ORDINANCE CREATING THE WOODSTOCK AGRICULTURAL LAND
PRESERVATION AND LAND ACQUISITION FUND**

**Adopted May 3, 1999
Effective June 4, 1999**

**AMENDMENT I
ORDINANCE CREATING THE WOODSTOCK AGRICULTURAL LAND
PRESERVATION AND LAND ACQUISITION FUND**

**Adopted June 21, 2000
Effective July 12, 2000**

Be it ORDAINED that:

Section 1. Pursuant to the authority of Conn. Gen. Stat 7-131r and 7-131g there is hereby established the Woodstock Agricultural Land Preservation and Land Acquisition Fund (hereinafter referenced to as The "Fund") to be used for the purposes of the preservation of open space or agricultural land, the acquisition of land (or any interest in land, including but not limited to easements and development rights) to be used for open space and for recreational or agricultural purposes.

The fund shall not lapse at the close of the municipal year.

Section 2. There shall be deposited into the fund such sums as the Town may from time to time appropriate for that purpose. There shall also be deposited into the Fund all payments in lieu of the provision of open space made pursuant to any regulations adopted by the Planning and Zoning Commission under the authority of Conn. Gen. Stat 8-25 and 8-25b, and any other funds acquired by the Town, whether by gift, bequest, grant or otherwise, for the purposes to be served by the Fund.

AMENDMENT II

Adopted: May 1, 2002

Effective: May 16, 2002

Changing the number at large to four

Section 3. The Board of Selectmen shall appoint an Open Space Land Acquisition and Preservation Committee to consist of four citizens at large and one member each of the following: Board of Selectmen, Board of Finance, Planning and Zoning Commission, Conservation Commission, Inland Wetlands Commission, Recreation Commission and Historic District Commission. The persons appointed shall serve at the pleasure of the Board of Selectmen. The Open Space Land Acquisition and Preservation Committee shall elect its chairperson and secretary and shall meet periodically, but not less frequently than quarterly. Its charge shall be to identify and prioritize potential acquisitions of land or interests in land for open space or recreational or agricultural purposes, to make recommendations to the Board of Selectmen regarding acquisition of such land and other proper uses of the Land Acquisition Fund and to perform such other tasks relating to the use and administration of the Fund as the Board of Selectmen may direct.

Section 4. The Conservation Commission shall review and report upon any proposed appropriation from the Fund. The Board of Selectmen shall give due consideration to the views of the Conservation Commission on any such appropriation, but the Conservation Commission's approval shall not be required. Appropriations from the fund for the purposes for which it is created may be made upon the recommendation of the Board of Selectmen and the approval of the Board of Finance, and, where the proposed appropriation is for the purpose of acquiring land (or any interest in land, including but not limited to easements and development rights) upon review by the Planning and Zoning Commission pursuant to Conn.

Gen. Stat. 8-24, and upon approval by any Annual or Special Town Meeting after due warning.

Section 5 This ordinance shall be effective (15) days after publication thereof in a newspaper having substantial circulation in the Town of Woodstock.

ORDINANCE CONCERNING THE RIGHT TO FARM IN THE TOWN OF WOODSTOCK

Adopted June 21, 2000

Effective July 12, 2000

Purpose:

Pursuant to the powers conferred upon by Section 7 – 148 (c) (7) (e), (8), and (10) (A), and in furtherance of the goals of Section 19 a-341 of the General Statutes, the Town of Woodstock adopts this ordinance to recognize the importance of protecting prime farmland, to identify those parcels for which preservation is a priority, and to foster farming as a way of life by declaring this municipality's support of the farmer's right to farm.

Definitions

Except as otherwise specifically defined, the words "agriculture" and "Farming" shall include cultivation of the soil, dairying, forestry, raising or harvesting of any agricultural or horticultural commodity, including the raising, shearing, feeding, caring for, training and management of livestock, including horses, bees, poultry, fur-bearing animals and wildlife, and the raising or harvesting of oysters, clams, mussels, and other mollusks and shellfish or fish; the operation management, conservation, improvement or maintenance of a farm and its buildings, tools and equipment, or salvaging timber or cleared land of brush or other debris left by a storm, as an incident to such farming operations; the production or harvesting of maple syrup or maple sugar, or any agricultural commodity, including lumber, as an incident to ordinary farming operations or the harvesting of mushrooms, the hatching of poultry, or the construction, operation or maintenance of ditches, canals, reservoirs or waterways used exclusively for packaging, processing, freezing, grading, storing or delivering to storage or to market, or to a carrier for transportation to market, or for direct sale any agricultural or horticultural commodity as an incident to ordinary farming operations, or, in preparation of such fruits or vegetables as an incident to the direct sale.

The term "farm" includes farm building, and greenhouses, hoop houses and other temporary structures or other structures used primarily for the raising and, as an incident to ordinary farming operations, the sale of agricultural or horticultural commodities.

The term "aquaculture" means the production of protein food, including fish, oysters, clams, mussels and other mollusks and shellfish, on leased, franchised and public underwater farmlands.

The Right to Farm

Notwithstanding, any general statute or municipal ordinance or regulation pertaining to nuisances to the contrary, no agricultural or farming operation, place, establishment or facility, or any of its appurtenances, or the operation thereof, shall be deemed to constitute a nuisance, either public or private, due to alleged objectionable

(1) Odor from livestock, manure, fertilizer or feed, (2) noise from livestock, or farm equipment used in normal, generally acceptable farming procedures, (3) dust created during plowing or cultivation operations, (4) use of chemicals, provided such chemicals and the method of their application conform to practices approved by the Commissioner of Environmental Protection, or, where applicable, Commissioner of Health Services, or (5) water pollution from livestock or crop production activities, except the pollution of public or private drinking water supplies, provided such activities conform to acceptable management practices for pollution control approved by the Commissioner of Environmental Protection; provided such agricultural or farming operation, place, establishment or facility has been in operation for one year or more, and has not been substantially changed and such operation follows generally accepted agricultural practices. Inspection and approval of the agricultural or farming operation, place, establishment or facility by the Commissioner of Agriculture or his designee shall be prima facie evidence that such operation follows generally accepted agricultural practices.

Willful or Reckless Misconduct Not Protected

The provisions of this ordinance shall not apply whenever a nuisance results from negligence or willful or reckless misconduct in the operation of any such agricultural or farming operation, place, establishment or facility, or any of its appurtenances.

Impact Upon Zoning

Nothing contained in this ordinance shall restrict the power of the Woodstock Planning and Zoning Commission under Chapter 124 of the General Statutes. The Commission is urged to adopt regulations consistent with this ordinance, and to make the permanent preservation of farmland within this municipality, a criterion in its planning and policy decisions.

Effective Date

This ordinance shall be effective (15) fifteen days after publication thereof in a newspaper having substantial circulation in the Town of Woodstock.

OPEN BURNING ORDINANCE

Adopted: June 20, 2001

Effective: June 28, 2001

Control of open burning

No person shall ignite, cause to be ignited, permit to be ignited or maintain any open fires except as permitted by regulations promulgated by the State of Connecticut Department of Environmental Protection (“DEP”) and by this Ordinance.

Permits

The First Selectman shall designate one or more open burning officials, who shall be authorized to issue written permits as provided in such regulations.

No Permits or Fires During Air Pollution Emergency

No permit for open burning shall be issued and no person shall ignite, cause or permit to be ignited or maintain any open fire whether or not a permit would otherwise be required or issued during any stage of an air pollution emergency episode as declared by the DEP.

Fires in public rights-of-way

Under no circumstances, whether or not a permit has been required or issued, shall a person ignite, cause to be ignited, permit to be ignited or maintain any open fire within the limits of any public road or right-of-way.

Fires burning out of control

Whether or not a permit has been required or issued, no person(s) shall ignite, cause to be ignited, permit to be ignited or maintain any open fire, nor shall any person(s) authorize others to do so on land owned or controlled by him/her, in such a manner as to allow such a fire to burn out of control so as to require the response of fire apparatus and/or personnel.

Banning of fires during periods of high or extreme fire danger or public events

The fire marshal, deputy fire marshal, fire chief or burning official shall have the power to ban all outside fires during periods of extreme or high fire danger or at or outside public events at his/her discretion and it shall be unlawful to ignite or maintain any fire during the period of such ban.

Extinguishing of fires

The fire marshal, deputy fire marshal, fire chief, or any officer of the fire department, burning official, chief town constable, or any sworn officer of the state police, may require any person who ignites or maintains a fire in violation of the provisions herein to extinguish such fire forthwith. Failure to extinguish such fire shall be a violation of this Ordinance.

Open burning requirements

1. Generally

All open burning shall be conducted in accordance with the administrative regulations of the DEP with the appropriate certification from the local burning official.

2. Amendments to DEP Regulations

In the event that any future amendments of the administrative regulations of the DEP impose any additional prohibition or restriction not contained in this Ordinance, such prohibition or condition shall be automatically incorporated into this Ordinance.

3. Fires for Which A Permit Is Required

No person may ignite or maintain a fire for (a) the control or destruction of diseases, pests, floodplain brush or debris, (b) vegetation management, (c) control of frost, (d) warming of livestock, or (e) abatement of a health hazard (as determined by the State of Connecticut Department of Health) without first obtaining a permit from the open burning official, who shall impose such conditions on the issuance of the permit as he or she may deem appropriate. No person may ignite or maintain any fire for any of the purposes listed in clauses (a) through (d) above between June 15 and September 15 of any calendar year except as may be approved by the First Selectman or open burning official for emergency situations.

4. Fires for Which No Permit Is Required

No permit shall be required for any of the following types of fires:

- (a) Barbecues or other outdoor fires solely for the cooking of food for human consumption.
- (b) Campfires, bonfires, and other fires for ceremonial or recreational purposes; provided, however, that a permit shall be required for any bonfire exceeding four (4) feet in any dimension. Any person planning to ignite or maintain any campfire, bonfire, or other fire for ceremonial or recreational purposes on property owned by a third party shall furnish the local burning official or fire marshal evidence of written permission from the property owner prior to ignition.
- (c) Fires to abate an immediate fire hazard, provided such fires are supervised by a responsible Woodstock Fire official or D.E.P. official.
- (d) Fires for training of firefighters, where the fuels are approved by the local burning official, fire chief and fire marshal.

5. Fires for Which Town and State Permits Are Required

The prior written approval of both the DEP and the Fire Marshal shall be required prior to the ignition of any fire for the purpose of disposing of tree limbs or other vegetative debris at the Town's transfer station or at any other Town-owned property.

Penalties

Any person who violates any provision of this Ordinance, or who obstructs the open burning official, fire chief, fire marshal, or deputy fire marshal engaged in their duties under this ordinance, for a first offense, shall be given a verbal warning, for the second offense shall be issued a written warning, and for the third and subsequent offenses shall be fined not more than one hundred dollars per offense.

Nothing in this Ordinance shall be deemed to limit any other civil or criminal penalty that may be imposed under Connecticut law.

This Ordinance shall become effective fifteen (15) days after this publication.

WOODSTOCK ORDINANCE CREATING THE CAMP NAHACO PARK COMMISSION

Adopted: June 12, 2003

Effective: July 9, 2003

SECTION 1: CREATION OF COMMISSION

Pursuant to its authority under Section 7-148 of the Connecticut General Statutes to oversee and maintain parks for the public good, the Town of Woodstock does by this Ordinance, subject to the terms of Section 5, below, create a commission within and for the Town of Woodstock known as the "Camp Nahaco Park Commission" (hereinafter referred to as the "Commission") to oversee and maintain Camp Nahaco Park jointly with the neighboring Town of Eastford.

References in this Ordinance to the "Board of Selectmen", unless otherwise defined, shall be deemed to refer to the Board of Selectmen of the Town of Woodstock; references to the "Boards of Selectmen" shall be deemed to refer to the Boards of Selectmen of the Towns of Woodstock and Eastford; and references to the "Towns" or "towns" shall be deemed to refer to the Towns of Woodstock and Eastford.

SECTION 2: ORGANIZATION

A. Members. The Commission shall consist of eight regular members, four of which shall be registered voters in Woodstock and four of which shall be registered voters in Eastford; two alternate members, one of which shall be a registered voter in Woodstock and one of which shall be a registered voter in Eastford; and two non-voting, ex-officio members, one of which shall be the First Selectman of the Town of Woodstock and one of which shall be the First Selectman of the Town of Eastford.

B. Appointments. The Board of Selectmen shall appoint all regular and alternate members of the Commission representing the Town of Woodstock. In the event of a vacancy in a position

representing Woodstock on the Commission, the Board of Selectmen shall fill such vacancy. The members of the Commission may make recommendations to the Board of Selectmen regarding the appointment of new members of the Commission or the filling of vacancies, and the Board of Selectmen may in its discretion elect whether to follow such recommendations. All appointments, except for the initial appointments and the filling of vacancies, shall be made at the monthly meeting of the Board of Selectmen held in January of each calendar year or at such other meeting as the Board of Selectmen shall determine.

C. Terms. Except as set forth in the following sentence, members of the Commission shall be appointed for two year terms or until their successors are duly appointed. Notwithstanding the foregoing, two of the four initial members, and the alternate members, of the Commission representing the Town of Woodstock shall be appointed for an initial term of three years or until their successors are duly appointed. The Board of Selectmen shall determine which two of the four initial members shall be appointed for an initial term of three years.

D. Officers. The members of the Commission shall annually, at their initial meeting and thereafter at the first meeting of the Commission held each year after the Board of Selectmen's annual appointment of members, elect a Chair, a Vice-Chair, a Secretary, and a Treasurer. The Chair and Vice-Chair shall at all times be from different towns, and the Chairmanship shall alternate annually between a representative of the Town of Eastford and a representative of the Town of Woodstock. The positions of Secretary and Treasurer may be filled by any member of the Commission. The duties of the officers of the Commission shall be prescribed by the members of the Commission from time to time.

E. Board of Selectmen Liaisons. The members of the Commission shall annually, at their initial meeting and thereafter at the first meeting of the Commission held each year after the Board of Selectmen's annual appointment of members, elect two members as Board of Selectmen Liaisons, one from the Town of Woodstock and one from the Town of Eastford. Each Liaison shall serve as liaison with the Board of Selectmen in his or her own town.

F. Removal of Members. The members of the Commission may at any time, by vote of a majority of the members, recommend the removal of any member of the Commission for poor attendance at meetings of the Commission. In the event that the members of the Commission make such a recommendation, the Board of Selectmen in the town in which the member resides shall, in its discretion, decide whether to remove the member. In the event of such a removal, the Board of Selectmen shall fill the vacancy as provided in Section 2.B of this Ordinance.

SECTION 3: MEETINGS

A. Regular and Special Meetings. Regular meetings of the Commission shall be held on a monthly basis at such time and place as from time to time shall be determined by the Commission. The members of the Commission may, by majority vote, elect to cancel any regular meeting. Special meetings of the Commission may be called by the Chair or by five or more members of the Commission.

B. Quorum. No business shall be conducted at any meeting of the Commission unless at least two members representing Woodstock and at least two members representing Eastford are present at the time the business is conducted. Except as otherwise set forth in this Ordinance, an act of the majority of the members present at any meeting shall be an act of the Commission.

C. Voting Rights of Regular and Alternate Members. Regular members shall have the right to vote on all matters coming before the Commission. An alternate member shall be entitled to vote only when he or she has been appointed to act as a regular member at a particular meeting as a result of the absence of one or more regular members at the meeting in question. In the event of the absence of a regular member from a meeting, only an alternate member from the same town as the absent member may be appointed to act in place of the regular member.

D. Conduct of Meetings. Except as a majority of the members of the Commission may otherwise determine, meetings of the Commission shall be conducted according to the then-current version of Robert's Rules of Order.

SECTION 4: DUTIES OF THE COMMISSION

A. Oversight of Day-To-Day Operations. The Commission shall oversee the day-to-day operation of Camp Nahaco Park, including activities, usage, facility development and management, and hiring of personnel to staff any programs that are included in a duly approved Park Budget or supplemental appropriation.

B. Short-Term and Long-Range Plans. The Commission shall develop short-term and long-range plans for activities, usage, and facility development with respect to Camp Nahaco Park and submit those plans to the Boards of Selectmen.

C. Fees and Charges. All fees, charges, and other amounts collected from users of Camp Nahaco Park shall be placed in one or more separate bank accounts and shall be used solely for the purpose of funding the maintenance, improvement, and operations of Camp Nahaco Park.

D. Annual Park Budgets. The Commission shall, by vote of a majority of its members, adopt an annual operating and maintenance budget for Camp Nahaco Park (the "Park Budget") and shall submit its Park Budget to the Boards of Selectmen of Eastford and Woodstock no later than January 31 of each calendar year. Each annual Park Budget shall provide for equal sharing of costs between the two towns, except that responsibility for snowplowing and other routine maintenance shall alternate between the towns on an annual basis (based on a year beginning on July 1 and ending the following June 30). In the event that both Boards of Selectmen approve an annual Park Budget, the Board of Selectmen of each town shall include a corresponding appropriation in that town's annual town budget. In the event that either Board of Selectmen disapproves an annual Park Budget, the reasons for disapproval shall be communicated to the Commission and the other Board of Selectmen, and the Commission shall prepare a revised budget for submission to the Boards of Selectmen by no later than March 31. Except as set forth in the paragraph 4.E, below, no appropriations shall be made unless they have been approved as part of the annual town budget of both towns.

E. Supplemental Expenditures. In addition to expenditures included in annual Park Budgets and approved as set forth in paragraph 4.D, above, the Commission may make expenditures of any supplemental appropriations duly approved by the Boards of Selectmen and other necessary boards and authorities of each town.

F. Report and Recommendations. Within one year after the creation of the Commission, the Commission shall prepare and submit to the Boards of Selectmen of both towns a report setting forth the Commission's recommendations regarding the duties of the Commission and amendments to this Ordinance. The Boards of Selectmen shall, in their discretion, elect whether to follow such recommendations.

SECTION 5: EFFECTIVE DATE

The Board of Selectmen of the Town of Eastford shall take all necessary steps to cause the legislative body of the Town of Eastford to adopt an ordinance (the "Eastford Ordinance") identical to this Ordinance. This Ordinance shall take effect upon the later of (a) the effective date of the Eastford Ordinance or (b) ten days after publication of notice of adoption of this Ordinance in a newspaper having general circulation in the Town of Woodstock.

**ORDINANCE CONCERNING
APPROPRIATION OF \$100,000 OR MORE
Adopted: March 27, 2007
Effective: 14 Days from Date of Publication**

Whenever a question on the call of a Town Meeting involves an appropriation or issuance of bonds or assumptions of debt, and the amount of such appropriation, bonds or debt is \$100,000 or more, the Board of Selectmen shall submit such question to a vote at referendum.

**AN ORDINANCE AUTHORIZING TAX EXEMPTIONS FOR FARM BUILDINGS
Adopted: August 26, 2008
Effective: September 20, 2008**

BE IT ORDAINED AND ENACTED BY THE TOWN OF WOODSTOCK

Pursuant to the authority of the General Statutes Section 12-91(c), the Town of Woodstock hereby provides an exemption from property tax for any building, to the extent of an assessed value of one hundred thousand dollars (\$100,000.00) used, actually and exclusively in farming, as defined in General Statutes Section 1-1. Such exemption shall not apply to any residence of such farmer and shall be subject to the application and qualification process provided in General Statutes Section 12-91 (d), this ordinance to be effective with assessment years beginning October 1, 2008.

**ORDINANCE ESTABLISHING INDIVIDUAL COST-BASED FEES FOR
MUNICIPAL LAND USE APPLICATIONS**

Originally Adopted: March 22, 1989

Adopted: December 7, 2011

Effective: January 1, 2012

THIS ORDINANCE NO LONGER IN EFFECT

SEE PAGE 95

BE IT ORDAINED THAT THE TOWN OF WOODSTOCK HEREBY REPEALS THE MUNICIPAL LAND USE FEE ORDINANCE IN EFFECT AND ADOPTS THE FOLLOWING ORDINANCE AND FEES CONTAINED HEREIN IN LIEU THEREOF:

SECTION 1

AUTHORIZATION AND PURPOSES

1.1 To establish a schedule of fees, pursuant to Sections 8-1c of the Connecticut General Statutes, which requires new development to fund the town administrative costs of reviewing, evaluating, processing, and monitoring land use applications, while ensuring that fees do not cause new development to subsidize town expenses which are not directly attributable to reviewing, evaluating and processing land use applications.

1.2 To establish a schedule of fees for land use applications, which documents direct and indirect town expenses in reviewing land use applications and which calculates fees separately and individually for each land use application.

1.3 To establish a reasonable and equitable schedule of fees for reviewing, evaluating and processing applications to the Planning and Zoning Commission and the Zoning Board of Appeals, and for Zoning Permits.

1.4 To establish a fee schedule for land use applications, so that the fee system is not unduly burdensome in administration.

1.5 To improve services provided to land use applicants by recouping town expenses for reviewing, evaluating, and processing land use applications.

1.6 To encourage land use applicants to become familiar with and review town development regulations, to submit land use applications which comply with town regulations, and to submit plans and proposals with fewer errors and omissions.

1.7 The Planning and Zoning Commission shall review and amend as needed the fee schedule every two years at its annual organizational meeting in non-election years, or at other times as may be determined by the Commission.

SECTION 2

DEFINITIONS

2.1 "Agricultural Building" A structure, not limited in size, on agricultural land, designed, constructed, and used to house farm implements, feed, livestock, agricultural produce or products grown or raised on the premises.

2.2 "Applicant" Any person or entity who submits a land use application, or his or her agent or successor in interest.

2.3 "Commission" The Planning and Zoning Commission of the Town of Woodstock.

2.4 "Earth & Gravel Operations" Earth filling and removal operations as defined and regulated in the Woodstock Zoning Regulations.

2.5 "Land Use Application" Any application submitted to the Planning and Zoning Commission for subdivision, resubdivision (any revision thereof), special permit, zone change, revision of zoning and subdivision regulations, or designation of or activity on a scenic road.

2.6 "Land Development Activities **(LDA)**" Any man-made change or improvements to real estate, including but not limited to landscaping, construction, building, enlargement or extension of buildings, installation of utilities, parking areas, on-site traffic circulation areas/driveways, impervious surfaces, earth disturbance including grading, filling and excavation, installation of storm drainage and erosion and sediment control measures.

2.7 "Public Improvements" for the purposes of this ordinance, includes but is not limited to the construction of new roads, improvements to existing roads, storm drainage facilities, water and sewer lines, the setting aside of open space and recreation areas, planting of trees or other landscaping, the installation of retaining walls or other structures and erosion and sediment controls.

2.8 "Review, Evaluation, and Processing" Review, evaluation and processing is to include all functions performed in direct connection with a land use application by the Planning department, building official, road foreman, fire marshal, and any other town or designated contractual agents who review, evaluate or process land use applications which is directly attributable to that land use application.

2.9 "Special Permit: New Use" for new specially permitted uses as defined by the Zoning Regulations

2.10 "Special Permit: Change of Use" for change of pre-existing non-residential use to another non-residential special permitted use as defined by Zoning Regulations, without alteration to building or parking lot.

2.11 "Staff" Town employees and designated contractual agents of the town directly involved in the review, evaluation or processing of land use applications.

2.12 "State Fee" as required by State PA 92-235, and amended by PA 03-06 and PA 04-144, or as may be otherwise amended, the municipality shall collect a fee from any person, firm, or corporation, other than a municipality, for any approval required by chapters 124 (zoning), 126 (Municipal Planning Commission), 440 (Wetlands and Watercourses), or 444 (Coastal Management) of the Connecticut General Statutes. The municipality shall retain the authorized amount of each such fee for administrative costs. The remainder of each such fee shall be forwarded to the Department of Environmental Quality Fund established pursuant to Section 22a-27g of the Connecticut General Statutes or as may be otherwise amended.

2.13 "Subdivision" The division of a tract or parcel of land after the enactment of Woodstock Subdivision Regulations in August, 1965 into three (3) or more parts or lots for the purpose, whether immediate or future, of sale or building development expressly excluding development for municipal, conservation, or agricultural purposes. The term "subdivision" includes resubdivision.

To calculate the number of lots in a proposed Subdivision / Resubdivision: All lots created for the purposes of new or existing development shall count towards the number of lots in the subdivision; this includes a new lot created that has an existing building on it. Parcels set aside for open space or conservation land in a subdivision or that qualify for agricultural exemptions do not count.

2.14 Zoning Permits

a. **"Accessory Apartment" A second dwelling unit, not to exceed thirty-three (33) percent of the gross finished floor area of the primary residence, that is contained on the same lot as a single family residence and that is clearly subordinate to the main dwelling unit in terms of size and appearance.**

b. "Accessory Structure" a detached structure of less than 200 square feet in footprint size.

c. "Addition" Construction of additional covered or enclosed space attached to original structure, thereby increasing the footprint.

d. "Business Permit" for the establishment of a new business or relocation of an existing business to a new location other than a home occupation.

e. "Commercial Permit" for new uses requiring a special permit; this permit covers construction phase of new special permitted use.

f. "Home Occupation Permit" Requires a review by the Zoning Enforcement Officer for establishment of a home occupation per Zoning Regulations.

- g. “New Dwelling Construction” Each proposed dwelling unit requires a permit and a site plan as indicated in the Zoning Regulations, and includes a review of driveway permit. Subsequent structures or additions not shown on the original site plan require a new zoning permit.
- h. “Garage / Outbuilding” for construction of garage or outbuilding greater than 200 square feet in footprint size, whether attached or detached.
- i. “Sign Permit” as defined in the Zoning Regulations
- j. “Swimming Pool” includes above ground and in-ground pools.

SECTION 3

FEES CHARGED FOR LAND USE APPLICATIONS

3.1 Land use applicants shall pay a fee calculated to cover town expenses for review, evaluation and processing land use applications which are directly attributable to a land use application; such fees are listed on "Schedule A" attached hereto.

3.2 Pre-Approval, Fees and Reimbursements.

It is anticipated that the fees in Schedule A will reimburse the Town for customary expenses incurred in the processing of each of the applications from the time of acceptance through to a decision. The Planning and Zoning Commission may assess additional fees for all reasonable and necessary consulting services at any time during the application process if the size, complexity, and/or potential impact of the project require additional staff time, specialized assistance or expertise. In such cases, as determined by the Commission and approved by the Board of Selectmen, the land use department will assess the applicant actual costs of consultants and other professional services performed. Failure to reimburse the Town for such costs may be a reason for denial of the application.

3.3 Post-Approval Costs

The applicant shall be responsible for the cost to inspect construction at reasonable intervals to ensure that construction complies with:

- The approved Plan;
- Requests for reductions of Performance Bonds;
- Review of Plan Revisions and documents necessary to implement or complete the Plan;
- And review inspection of all improvements necessary for Town acceptance of the Project-related infrastructure or for issuance of a Certificate of Zoning Compliance.

Failure to reimburse the town for these costs shall be grounds for the Zoning Enforcement Officer issuing a Stop Work or Cease and Desist Order. Upon completion of the project and acceptance by the Town of any Project-related infrastructure, no Certificate of Zoning Compliance shall be issued or remaining bond released until such costs have been paid.

3.4 Fees for Technical Assistance

(a) The Planning and Zoning Commission may require additional technical assistance in reviewing and evaluating applications for a land development projects if the Commission determines that the nature, intensity, scope or impact of the proposed development is beyond the technical capacity of town staff to fully evaluate and the actual cost of processing a municipal land use application exceeds the established minimum fee. The requested technical assistance shall directly pertain to the statutory jurisdiction of the Commission. The requested supplemental fee shall be limited to the documented actual cost of retained technical consultants.

(b) When, after consulting with its staff, the Commission makes such a determination that a consultant or consultants with technical expertise in engineering, traffic, environmental, planning and/or independent studies are required to process the application, the Commission shall obtain proposals from identified consultants. After receiving proposals for such consultation or consultants and/or independent studies, the Commission shall recommend the retention of selected consultants and prepare an estimated fee based on the actual costs of retaining such consultants and submit the proposed fee to the Board of Selectmen. The Commission shall give notice of the proposed fee to the applicant and provide the applicant with an opportunity to comment on the scope and amount of the proposed fee.

(c) After approval of the fee by the Board of Selectmen, the Commission shall bill the applicant for the approved fee. The approved fee for technical assistance together with the application fee from the fee schedule shall be paid forthwith. No application shall be deemed filed and complete unless accompanied by the appropriate application fees.

(d) Any consultant fees not expended on review of the application shall be refunded to the applicant upon conclusion of the application process.

(e) In the event that consultant costs are in excess of the approved fee paid by the applicant, the Commission shall bill the applicant, who shall pay such additional costs prior to the issuance of the permit or license sought. In no event shall the excess costs billed to the applicant exceed 110% of the approved fee.

3.5 Exemptions

The Town of Woodstock and all of its boards, commissions, agencies, and departments are exempt from the payment of any and all of the fees or deposits required by this ordinance. Charities, churches and non-profit organizations are not exempt.

3.6 Payment of Fees

- 3.6.a The payment of a fee established in accordance with the provisions of this Ordinance shall not relieve the applicant, owner or their agent from the payment of other fees that may be prescribed for a different type of land-use application, or by another ordinance of the Town of Woodstock.
- 3.6.b All fees received by a commission or board as part of a formal land use application submission shall be non-refundable.
- 3.6.c All fixed fees shall be paid by cash, check or money order made payable to the Town of Woodstock.
- 3.6.d Application fees shall be paid at the time of application submission.
- 3.6.e All direct costs shall be similarly paid prior to the release of the final plans and permits for filing or the initiation of work.
- 3.6.f All payments for services to be rendered during construction shall be paid prior to the issuance of a final certificate of zoning compliance on the project, or release of bonds.

SECTION 4 APPEAL

An applicant may challenge any aspect of a fee payable under this ordinance by submitting a written appeal within thirty (30) days of the date of the challenged billing to the Chairman of the Planning and Zoning Commission on a form available at the Town Hall. The Planning and Zoning Commission shall hear the appeal within sixty-five (65) days and make a ruling within an additional sixty-five (65) days.

SECTION 5 VALIDITY

5.1 If any section, subsection, clause or phrase of this ordinance is, for any reason found to be invalid by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

5.2 This ordinance shall not apply to applications that have been officially accepted by the Planning and Zoning Commission prior to the effective date of this ordinance.

56.3 This ordinance shall become effective fifteen (15) days after publication thereof in a newspaper having a circulation in the Town of Woodstock.

SCHEDULE A

SECTION 1

APPLICATION FEES

Fees are calculated by section as applicable.

A. Subdivision & Resubdivision fees		
1. Staff Review	\$300	per lot
2. Erosion and Sediment Control Fee	\$55	per lot
3. Public Hearing (additional, if applicable) flat fee	\$225	(includes 3 legal notices)
4. Consultants		
a. Engineer	\$250	per lot
b. Other		Applicant reimburses in full per Section 3.4.
5. State fee (additional)		as may be amended and required by state

B. Modification to Approved Subdivision or Resubdivision		
1. Modification Fee	\$200	
2. Public Hearing (additional, if applicable) flat fee	\$225	(includes 3 legal notices)
3. Consultants		
a. Engineer	\$250	per lot
b. Other		Applicant reimburses in full per Section 3.4.
4. State fee (additional)		as may be amended and required by state
C. Special Permits		
1. Type		
a. Special Permit: New Use	\$350	Flat fee
b. Special Permit: Change of Use	\$ 50	Flat fee
<u>c. Earth & Gravel Operation - new</u>	<u>\$200</u>	<u>Flat fee</u>
<u>c. Earth & Gravel Operation - renewal</u>	<u>\$67</u>	<u>Flat fee</u>
2. Public Hearing (additional, if applicable) flat fee	\$225	(includes 3 legal notices)
3. Consultants		
a. Engineer		\$300 base fee + \$450 / acre of LDA, min. \$750
<u>b. Engineering fee for E&G Operation Renewal</u>		<u>\$100 base fee + \$150 / acre of LDA, min. \$250</u>
c. Other		Applicant reimburses in full per Section 3.4.
4. State fee (additional)		as may be amended and required by state
D. Modification to Approved Special Permit		
1. Modification Fee		same as Special Permit fee, see above

2. Public Hearing (additional) flat fee	\$225	(includes 3 legal notices)
3. Consultants		
a. Engineer		\$300 base fee + \$450 / acre of LDA, min. \$750
b. Other		Applicant reimburses in full per Section 3.4.
4. State fee (additional)		as may be amended and required by state
E. New Road (Public or Private)		
1. Engineering Follow-up Review and Inspections		\$2,000 + \$1 / LF of new road or length of modification
F. Modifications to Existing Road		
1. Engineering Follow-up Review and Inspections	\$500	
G. Common Driveway		
1. Engineering Follow-up Review and Inspections	\$500	
H. Change of Zone		
1. Fee	\$300	
2. Public Hearing (additional) flat fee	\$225	(includes 3 legal notices)
3. State fee (additional)		as may be amended and required by state
I. Text Change to Regulations (Zoning or Subdivision)		
1. Fee	\$300	
2. Public Hearing (additional) flat fee	\$225	(includes 3 legal notices)
3. State fee (additional)		as may be amended and required by state
J. Village Green - floating zone - 2-step process		
1. Two Step Process		
Step One: Change of Zone	\$300	
a. Public Hearing (additional) flat fee	\$225	(includes 3 legal notices)
Step Two: General Plan of Development	\$200	
2. Consultants		
a. Engineer		\$300 base fee + \$450 / acre of LDA, min. \$750
b. Other		Applicant reimburses in full per Section 3.4.
3. State fee (additional)		as may be amended and required by state
K. Scenic Road		
1. Activity on a Scenic Road	\$100	
a. Public Hearing (additional) flat fee	\$225	(includes 3 legal notices)
b. State fee (additional)		as may be amended and required by state

2. Designation of Scenic Road (includes public hearing and 3 legal notices)	\$100	
L. Applications to Zoning Board of Appeals		
1. Variances, or Applications (includes public hearing)	\$ 225	Flat fee
2. Appeals	N/A	No fee
3. State fee (additional)		as may be amended and required by state
M. Post Approval Costs		
1. Engineering Follow-up Review and Inspections		\$100 / hour of review
N. Zoning Permits		
1. Residential Uses		
a. New Dwelling Construction	\$150	
b. Garage/outbuildings (greater 200 square feet)	\$75	
c. Addition / <u>accessory apartments</u>	\$75	
d. Accessory Structure / <u>deck</u>	\$25	
e. Agricultural Building	\$25	
f. Swimming Pool	\$25	
2. Non-Residential Use permits		
a. Commercial Permit	\$150	
b. Home Occupation	\$20	
c. Business Permit	\$25	
d. Sign Permit	\$20	
3. State fee (additional)		as may be amended and required by state
O. Other		
1. Letter of Zoning Compliance	\$50	

ORDINANCE TO ESTABLISH AN AGRICULTURAL COMMISSION

Adopted: December 7, 2011

Effective: January 1, 2012

The Agricultural Commission of the Town of Woodstock shall be composed of five (5) members and three (3) alternate members who shall be electors of Woodstock, residing in said town and who shall hold no salaried town office, to be appointed by the Board of Selectmen.

SECTION 1 APPOINTMENT

The regular members of the Commission shall be appointed so that one member shall be designated to serve one year; two members to serve two years; one member to serve three years; and one member to serve four years.

The alternate members will be appointed so that one member shall be designated to serve for one year, one member to serve two years and one member to serve three years.

SECTION 2 POWERS

The Agricultural Commission will act in an advisory capacity to the Board of Selectmen and other municipal boards and commissions. In this capacity, the commission will extol the role of agriculture as it contributes to Woodstock's quality of life, environment, and economy. It will advocate for all agriculture before non-profit agencies, civic organizations, municipal boards, commissions, elected officials and non-farm residents. The commission will adhere to and promote Woodstock's "Right to Farm" ordinance while fostering public awareness of local agriculture and how it enhances and preserves the rural character of the Town.

SECTION 3 ORGANIZATION

The commission shall elect a chairperson, vice chairperson, secretary, and a treasurer from its members, shall adopt rules for the transaction of business and shall keep a public record of its activities and make an annual report to the First Selectman. Vacancies shall be filled by appointment by the First Selectman for the unexpired portion of the term, and the First Selectman may upon the vote of a majority of the Agriculture Commission remove any member for cause.

SECTION 4 EFFECTIVE DATE

This amendment shall become effective fifteen (15) days after publication thereof in a newspaper having a circulation in the Town of Woodstock.

**AMENDMENT TO
ORDINANCE ESTABLISHING
INDIVIDUAL COST-BASED FEES FOR
MUNICIPAL LAND USE APPLICATIONS
ADOPTED: FEBRUARY 26, 2013
EFFECTIVE: MARCH 22, 2013
*(Originally Adopted: March 22, 1989)***

BE IT ORDAINED THAT THE TOWN OF WOODSTOCK HEREBY REPEALS THE MUNICIPAL LAND USE FEE ORDINANCE IN EFFECT AND ADOPTS THE FOLLOWING ORDINANCE AND FEES CONTAINED HEREIN IN LIEU THEREOF:

SECTION 1

AUTHORIZATION AND PURPOSES

1.1 To establish a schedule of fees, pursuant to Sections 8-1c of the Connecticut General Statutes, which requires new development to fund the town administrative costs of reviewing, evaluating, processing, and monitoring land use applications, while ensuring that fees do not cause new development to subsidize town expenses which are not directly attributable to reviewing, evaluating and processing land use applications.

1.2 To establish a schedule of fees for land use applications, which documents direct and indirect town expenses in reviewing land use applications and which calculates fees separately and individually for each land use application.

1.3 To establish a reasonable and equitable schedule of fees for reviewing, evaluating and processing applications to the Planning and Zoning Commission and the Zoning Board of Appeals, and for Zoning Permits.

1.4 To establish a fee schedule for land use applications, so that the fee system is not unduly burdensome in administration.

1.5 To improve services provided to land use applicants by recouping town expenses for reviewing, evaluating, and processing land use applications.

1.6 To encourage land use applicants to become familiar with and review town development regulations, to submit land use applications which comply with town regulations, and to submit plans and proposals with fewer errors and omissions.

1.7 The Planning and Zoning Commission shall review and amend as needed the fee schedule every two years at its annual organizational meeting in non-election years, or at other times as may be determined by the Commission.

SECTION 2

DEFINITIONS

2.1 "Agricultural Building" A structure, not limited in size, on agricultural land, designed, constructed, and used to house farm implements, feed, livestock, agricultural produce or products grown or raised on the premises.

2.2 "Applicant" Any person or entity who submits a land use application, or his or her agent or successor in interest.

2.3 "Commission" The Planning and Zoning Commission of the Town of Woodstock.

2.4 "Earth & Gravel Operations" Earth filling and removal operations as defined and regulated in the Woodstock Zoning Regulations.

2.5 "Land Use Application" Any application submitted to the Planning and Zoning Commission for subdivision, resubdivision (any revision thereof), special permit, zone change, revision of zoning and subdivision regulations, or designation of or activity on a scenic road.

2.6 "Land Development Activities (LDA)" Any man-made change or improvements to real estate, including but not limited to landscaping, construction, building, enlargement or extension of buildings, installation of utilities, parking areas, on-site traffic circulation areas/driveways, impervious surfaces, earth disturbance including grading, filling and excavation, installation of storm drainage and erosion and sediment control measures.

2.7 "Public Improvements" for the purposes of this ordinance, includes but is not limited to the construction of new roads, improvements to existing roads, storm drainage facilities, water and sewer lines, the setting aside of open space and recreation areas, planting of trees or other landscaping, the installation of retaining walls or other structures and erosion and sediment controls.

2.8 "Review, Evaluation, and Processing" Review, evaluation and processing is to include all functions performed in direct connection with a land use application by the Planning department, building official, road foreman, fire marshal, and any other town or designated contractual agents who review, evaluate or process land use applications which is directly attributable to that land use application.

2.9 "Special Permit: New Use" for new specially permitted uses as defined by the Zoning Regulations

2.10 "Special Permit: Change of Use" for change of pre-existing non-residential use to another non-residential special permitted use as defined by Zoning Regulations, without alteration to building or parking lot.

2.11 "Staff" Town employees and designated contractual agents of the town directly involved in the review, evaluation or processing of land use applications.

2.12 "State Fee" as required by State PA 92-235, and amended by PA 03-06 and PA 04-144, or as may be otherwise amended, the municipality shall collect a fee from any person, firm, or corporation, other than a municipality, for any approval required by chapters 124 (zoning), 126 (Municipal Planning Commission), 440 (Wetlands and Watercourses), or 444 (Coastal Management) of the Connecticut General Statutes. The municipality shall retain the authorized amount of each such fee for administrative costs. The remainder of each such fee

shall be forwarded to the Department of Environmental Quality Fund established pursuant to Section 22a-27g of the Connecticut General Statutes or as may be otherwise amended.

2.13 “Subdivision” The division of a tract or parcel of land after the enactment of Woodstock Subdivision Regulations in August, 1965 into three (3) or more parts or lots for the purpose, whether immediate or future, of sale or building development expressly excluding development for municipal, conservation, or agricultural purposes. The term “subdivision” includes resubdivision.

To calculate the number of lots in a proposed Subdivision / Resubdivision: All lots created for the purposes of new or existing development shall count towards the number of lots in the subdivision; this includes a new lot created that has an existing building on it. Parcels set aside for open space or conservation land in a subdivision or that qualify for agricultural exemptions do not count.

2.14 Zoning Permits

- a. “Accessory Apartment” A second dwelling unit, not to exceed thirty-three (33) percent of the gross finished floor area of the primary residence, that is contained on the same lot as a single family residence and that is clearly subordinate to the main dwelling unit in terms of size and appearance.
- b. “Accessory Structure” a detached structure of less than 200 square feet in footprint size.
- c. “Addition” Construction of additional covered or enclosed space attached to original structure, thereby increasing the footprint.
- d. “Business Permit” for the establishment of a new business or relocation of an existing business to a new location other than a home occupation.
- e. “Commercial Permit” for new uses requiring a special permit; this permit covers construction phase of new special permitted use.
- f. “Home Occupation Permit” Requires a review by the Zoning Enforcement Officer for establishment of a home occupation per Zoning Regulations.
- g. “Garage / Outbuilding” for construction of garage or outbuilding greater than 200 square feet in footprint size, whether attached or detached.
- h. “New Dwelling Construction” Each proposed dwelling unit requires a permit and a site plan as indicated in the Zoning Regulations, and includes a review of

driveway permit. Subsequent structures or additions not shown on the original site plan require a new zoning permit.

- i. "Sign Permit" as defined in the Zoning Regulations
- j. "Student Housing" for the use of an existing single or two-family house for students as defined in the Zoning Regulations. Any proposed change to the property that would otherwise require a Zoning Permit such as an addition, accessory structure, deck, or other applicable work is not included in this definition and requires a separate Zoning Permit and payment of separate applicable fees.
- k. "Swimming Pool" includes above ground and in-ground pools.

SECTION 3

FEES CHARGED FOR LAND USE APPLICATIONS

3.1 Land use applicants shall pay a fee calculated to cover town expenses for review, evaluation and processing land use applications which are directly attributable to a land use application; such fees are listed on "Schedule A" attached hereto.

3.4 Pre-Approval, Fees and Reimbursements.

It is anticipated that the fees in Schedule A will reimburse the Town for customary expenses incurred in the processing of each of the applications from the time of acceptance through to a decision. The Planning and Zoning Commission may assess additional fees for all reasonable and necessary additional services at any time during the application process if the size, complexity, and/or potential impact of the project require additional staff time, specialized assistance or expertise. In such cases, as determined by the Commission, the land use department will assess the applicant actual costs of consultants and other professional services performed. Failure to reimburse the Town for such costs may be a reason for denial of the application.

3.3 A postponement of the public hearing at the request of an applicant shall require reimbursement by the applicant for the costs of all additional published legal notices.

3.4 Post-Approval Costs

The applicant shall be responsible for the cost to inspect construction at reasonable intervals to ensure that construction complies with:

- The approved Plan;
- Requests for reductions of Performance Bonds;
- Review of Plan Revisions and documents necessary to implement or complete the Plan;
- And review inspection of all improvements necessary for Town acceptance of the Project-related infrastructure or for issuance of a Certificate of Zoning Compliance.

Failure to reimburse the town for these costs shall be grounds for the Zoning Enforcement Officer issuing a Stop Work or Cease and Desist Order. Upon completion of the project and acceptance by the Town of any Project-related infrastructure, no Certificate of Zoning Compliance shall be issued or remaining bond released until such costs have been paid.

3.5 Fees for Technical, Legal and Consultant Assistance

(a) The Planning and Zoning Commission may require additional technical, legal and other consultative assistance in reviewing and evaluating matters directly related to applications for land development projects if the Commission determines that the nature, intensity, scope or impact of the proposed developments are beyond the professional capacity of town staff to fully evaluate and that the actual costs of processing such municipal land use applications exceeds the established minimum fees. The requested assistance shall directly pertain to the statutory jurisdiction of the Commission. The requested supplemental fees shall be limited to the documented actual costs of the retained assistance.

(b) When, after consulting with its staff, the Commission makes a determination that additional assistance is required to process an application and the Commission, prior to retaining such assistance shall give notice of the estimated fee to the applicant by Certified Mail; and unless the applicant objects in writing to the same no later than ten (10) days or date of notice, the Commission shall engage the services.

(c) The approved fees for additional assistance together with the application fee from the fee schedule shall be paid forthwith. No application shall be deemed complete unless accompanied by the appropriate fees.

(d) Any approved fees for additional assistance or portion thereof not expended on review of the application shall be refunded to the applicant upon conclusion of the application process.

(e) In the event that the costs for additional assistance are in excess of the approved fee paid by the applicant, the Commission shall bill the applicant, who shall pay such additional costs prior to the issuance of the permit or license sought. In no event shall the excess costs billed to the applicant exceed 110% of the approved fee.

3.6 Exemptions

The Town of Woodstock and all of its boards, commissions, agencies, and departments are exempt from the payment of any and all of the fees or deposits required by this ordinance. Charities, churches and non-profit organizations are not exempt.

3.7 Payment of Fees

- 3.7.a The payment of a fee established in accordance with the provisions of this Ordinance shall not relieve the applicant, owner or their agent from the payment of other fees that may be prescribed for a different type of land-use application, or by another ordinance of the Town of Woodstock.
- 3.7.b All fees received by a commission or board as part of a formal land use application submission shall be non-refundable unless otherwise provided herein.
- 3.7.c All fixed fees shall be paid by cash, check or money order made payable to the Town of Woodstock.
- 3.7.d Application fees shall be paid at the time of application submission.
- 3.7.e All direct costs shall be similarly paid prior to the release of the final plans and permits for filing or the initiation of work.
- 3.7.f All payments for services to be rendered during construction shall be paid prior to the issuance of a final certificate of zoning compliance on the project, or release of bonds.

SECTION 4 APPEAL

An applicant may challenge any aspect of a fee payable under this ordinance by submitting a written appeal within thirty (30) days of the date of the challenged billing to the Chairman of the Planning and Zoning Commission on a form available at the Town Hall. The Planning and Zoning Commission shall hear the appeal within sixty-five (65) days and make a ruling within an additional sixty-five (65) days.

SECTION 5 VALIDITY

5.1 If any section, subsection, clause or phrase of this ordinance is, for any reason found to be invalid by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

5.2 This ordinance shall not apply to applications that have been officially accepted by the Planning and Zoning Commission prior to the effective date of this ordinance.

5.3 This ordinance shall become effective fifteen (15) days after publication thereof in a newspaper having a circulation in the Town of Woodstock.

SCHEDULE A

SECTION 1 APPLICATION FEES

Fees are calculated by section as applicable.

A. Subdivision & Resubdivision fees		
1. Staff Review	\$300	per lot
2. Erosion and Sediment Control Fee	\$55	per lot
3. Public Hearing (additional, if applicable) flat fee	\$225	(includes 3 legal notices)
4. Consultants		
a. Engineer	\$250	per lot
b. Other		Applicant reimburses in full per Section 3.4.
5. State fee (additional)		as may be amended and required by state
B. Modification to Approved Subdivision or Resubdivision		
1. Modification Fee	\$200	
2. Public Hearing (additional, if applicable) flat fee	\$225	(includes 3 legal notices)
3. Consultants		
a. Engineer	\$250	per lot
b. Other		Applicant reimburses in full per Section 3.4.
4. State fee (additional)		as may be amended and required by state
C. Special Permits		
1. Type		
a. Special Permit: New Use	\$350	Flat fee
b. Special Permit: Change of Use	\$ 50	Flat fee
c. Earth & Gravel Operation - new	\$200	Flat fee
c. Earth & Gravel Operation - renewal	\$67	Flat fee
2. Public Hearing (additional, if applicable) flat fee	\$225	(includes 3 legal notices)
3. Consultants		
a. Engineer		\$300 base fee + \$450 / acre of LDA min. \$750
b. Engineering fee for E&G Operation Renewal		<u>\$100 base fee + \$150 / acre of LDA, min. \$250</u>

c. Other		Applicant reimburses in full per Section 3.4.
4. State fee (additional)		as may be amended and required by state
D. Modification to Approved Special Permit		
1. Modification Fee		same as Special Permit fee, see above
2. Public Hearing (additional) flat fee	\$225	(includes 3 legal notices)
3. Consultants		
a. Engineer		\$300 base fee + \$450 / acre of LDA min. \$750
b. Other		Applicant reimburses in full per Section 3.4.
4. State fee (additional)		as may be amended and required by state
E. New Road (Public or Private)		
1. Engineering Follow-up Review and Inspections		\$2,000 + \$1 / LF of new road or length of modification
F. Modifications to Existing Road		
1. Engineering Follow-up Review and Inspections	\$500	
G. Common Driveway		
1. Engineering Follow-up Review and Inspections	\$500	
H. Change of Zone		
1. Fee	\$300	
2. Public Hearing (additional) flat fee	\$225	(includes 3 legal notices)
3. State fee (additional)		as may be amended and required by state
I. Text Change to Regulations (Zoning or Subdivision)		
1. Fee	\$300	
2. Public Hearing (additional) flat fee	\$225	(includes 3 legal notices)
3. State fee (additional)		as may be amended and required by state
J. Village Green - floating zone - 2-step process		
1. Two Step Process		
Step One: Change of Zone	\$300	
a. Public Hearing (additional) flat fee	\$225	(includes 3 legal notices)
Step Two: General Plan of Development	\$200	
2. Consultants		
a. Engineer		\$300 base fee + \$450 / acre of LDA min. \$750

b. Other		Applicant reimburses in full per Section 3.4.
3. State fee (additional)		as may be amended and required by state
K. Scenic Road		
1. Activity on a Scenic Road	\$100	
a. Public Hearing (additional) flat fee	\$225	(includes 3 legal notices)
b. State fee (additional)		as may be amended and required by state
2. Designation of Scenic Road (includes public hearing and 3 legal notices)	\$100	
L. Applications to Zoning Board of Appeals		
1. Variances, or Applications (includes public hearing)	\$ 225	Flat fee
2. Appeals	N/A	No fee
3. State fee (additional)		as may be amended and required by state
M. Post Approval Costs		
1. Engineering Follow-up Review and Inspections		\$100 / hour of review
N. Zoning Permits		
1. Residential Uses		
a. New Dwelling Construction	\$150	
b. Garage/outbuildings (greater 200 square feet)	\$75	
c. Addition / accessory apartments	\$75	
d. Accessory Structure / deck	\$25	
e. Agricultural Building	\$25	
f. Swimming Pool	\$25	
2. Non-Residential Use permits		
a. Commercial Permit	\$150	
b. Home Occupation	\$20	
c. Business Permit	\$25	
d. Sign Permit	\$20	
3. State fee (additional)		as may be amended and required by state
O. Other		
1. Letter of Zoning Compliance	\$50	
P. Student Housing		
1. Initial Permit	\$125	

a. Public Hearing	\$225	
b. State Fee (additional)		as may be amended and required by state
2. Renewal Application		
1. If Public Hearing to be held	\$225	
2. ZEO review	\$75	
3. If no Public Hearing to be held: Decision Legal Notice to be published	\$30	
4. State Fee (additional)		as may be amended and required by state

**TOWN OF WOODSTOCK
ORDINANCE CONCERNING FIRE MARSHAL
FIRE PREVENTION AND PROTECTION FEE ORDINANCE**

**Adopted: February 26, 2013
Effective: July 1, 2013**

RESOLVED, the Town of Woodstock hereby establishes the following fee schedule ordinance for inspections of buildings used for public service, manufacturing and occupancies regulated by the Connecticut Fire Safety Code.

SECTION 1 OCCUPANCIES

Pursuant to the provisions of C.G.S. 29-305 mandating inspections by the Fire Marshal of all buildings and facilities of public service, all buildings and facilities used for manufacturing, and all occupancies regulated by the Connecticut Fire Safety Code, the following fee schedule is established.

- Gasoline Service Stations
- Convenience Stores
- Liquor permit renewals or application for one
- Restaurants/Food and Beverage Serving Establishments
- Hazardous Materials Inspections/Cargo Tank Vehicles
- Health care facilities – Hospitals, nursing homes, residential care homes
- Day Care facilities
- Dry Cleaners – cleaning operations
- Outdoor activities such as fireworks displays, carnivals with amusement rides, fairs, public bonfires, campgrounds and other public events that require inspections for an applicable fire safety codes or by Town of Woodstock Ordinance.

SECTION 2 PERMITS

- 2.1 An inspection permit shall be required for any occupancy as listed in Section 1 or other event or venue open to the public or where a fee is charged for admission into the event or venue and occupancies regulated by the Connecticut Fire Safety Code.
- 2.2 Where there is LP gas fueled or electric appliances used for cooking or LP gas filling stations or where there will be erected carnival rides, or other amusements where the Fire Marshal deems an inspection is required for the interest of public safety, the sponsor of the event shall obtain an inspection permit from the Office of the Building Inspector.
- 2.3 The sponsor of the event shall obtain the permit at least thirty (30) days prior to the opening date of the event, seasoning opening or venue so an inspection date can be scheduled and if applicable notify other Fire or Emergency Medical departments that their services may be required.
- 2.4 The sponsor of the event shall check with other Town of Woodstock departments to determine if other permit fees are required.
- 2.5 The permit shall waive any and all fees for inspectors such as the Fire Marshal, Deputy Fire Marshals or other State inspection agency inspectors that is charged to the public and shall provide access in and out of the event or venue along with on-site parking.
- 2.6 Prior to signing the permit for inspections at an event or venue involving amusement rides, the amusement ride company shall add to their blanket liability insurance policy the Town of Woodstock, Fire Marshal and Deputy Fire Marshals. A copy of the policy showing the addition of the Town of Woodstock, Fire Marshal and Deputy Fire Marshal's shall be provided to the Fire Marshal at the time the amusement rides are approved to operate by the Connecticut State Fire Marshal's Office and the Town of Woodstock Building Inspector.

The amusement company shall have on site during all of the inspections involving inspectors from the Office of the Connecticut State Fire Marshal an N.A.A.R.S.O. (National Association of Amusement Ride Safety Officials) Level III Certified Inspector. All amusement rides shall be inspected by the N.A.A.R.S.O. Level III certified inspector prior to the initial inspections performed by the inspectors from the Office of the Connecticut State Fire Marshal. The name of the person or business providing the N.A.A.R.S.O. Level III inspections shall be provided and listed at the time the permit is requested from the Building Inspectors Office.

SECTION 3 FEES

- 3.1 Annual inspection certificates for occupancies listed in Section 1 shall be \$75.00 with the exception of outdoor activities and camp ground permits in the Town of Woodstock which shall be \$35.00.
- 3.2 Fees for Wood Stove/Pellet Stove-Insurance Inspections, Wood Burning furnace – Insurance Inspections and Smoke Detection – Insurance Inspections shall be \$35.00.
- 3.3 Blasting permits shall be \$60.00 as set forth by the State of Connecticut.
- 3.2 The minimum fee for events or venues with up to ten (10) vendors using LP gas or electric cooking appliances is included in the base fee of \$35.00.
When there is more than ten (10) vendors there will be a \$10.00 fee for each vendor inspected in addition to the base permit fee.
- 3.3 For outdoor events or venues operating more than three consecutive days, the base fee of \$35.00 will be required for each day open to the public. For outdoor events or venues that are not continuous but operate on separate weekends or days the base fee of \$35.00 will be required for each collective group of days.
- 3.4 For outdoor events such as carnivals or fairs involving amusement rides, a fee of \$50.00 will be charged to the amusement company for each day open to the public and each day of required inspections with the Connecticut, State Fire Marshal's Office.
- 3.5 For outdoor events involving the display fireworks or other pyrotechnics either open to the public or a private showing, a permit fee of \$350.00 will be required from the sponsor of the display which would be the same sponsor a listed on the permit approved by the Connecticut State Fire Marshal's Office. The sponsor will also be required to pay for fire protection at the site provided by one of the local fire departments as required by the Fire Marshal. The cost of that fire protection shall be worked out between the fire department providing the protection and the sponsor.
- 3.6 The following fees shall be charged for the review and issuance of the following classes of permits.
Fire Marshal review of building plans – for additions and new buildings \$35.00 for the first 4,000 sq. ft. plus \$15.00 per thousand sq. ft. additional for occupancies covered by the Fire Marshal. Excluded are one & two family residential buildings.
- 3.7 Any person or persons who operates or conducts an event, campground or various outdoor venues or blasting without first being granted the proper permit and paying the appropriate permit fee shall be in violation of this Ordinance within the Town of Woodstock. Such violation shall be deemed an infraction, punishable by the maximum fine of \$250.00. Any person or persons who continue to operate the event, camp ground, venue or blasting after having been served with a stop order from the Woodstock Fire Marshal or Woodstock Building Inspector, or any other section of the Connecticut General Statutes applicable to the offense and issued by the Connecticut State Police shall be liable to a fine of not less than \$100.00 or more than \$250.00 for each day. Each day the violation continues shall be deemed a separate offense

SECTION 4 EFFECTIVE DATE

4.1 Effective Date: This ordinance shall become effective July 1, 2013 and having been in publication thereof in a newspaper having a circulation in the Town of Woodstock